

# 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:

<b>ABBREVIATED DESIGNATION</b>	<b>ZONING DISTRICT NAME</b>
A	Agricultural
BG	Business Government
CB-1	Central Business-1
CE	Commercial Employment
CC	Corridor Commercial
ED	Estate Development
GR	General Residential
LC	Light Commercial
LI-1	Light Industrial-1
LI-2	Light Industrial-2
MF-1	Multi-Family Residence-1
MF-2	Multi-Family Residence-2
MF-3	Multi-Family Residence-3
MH	Mobile Home
O-1	Office-Neighborhood
O-2	Office-General
PH	Patio Home
RC	Regional Commercial (ZC 2000-68, Ordinance No. 2000-10-11)
RE	Regional Employment (ZC 2000-68, Ordinance No. 2000-10-11)
R	Retail

RT	Research Technology
SF-20	Single-Family Residence-20
SF-6	Single-Family Residence-6
SF-7	Single-Family Residence-7
SF-9	Single-Family Residence-9
SF-A	Single-Family Residence-Attached
2F	Two-Family Residence (Duplex)
UR	Urban Residential

**2-200 ZONING ATLAS (ORDINANCE NO. 95-1-21)**

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- 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 and 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 Subsections 1 through 5 above 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 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 Subsections 1 through 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**

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- 2-301 All territory hereafter annexed to the City of Plano shall be initially classified as A, Agricultural district. The procedure for establishing zoning 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.
1. All lots shall meet the development regulations of this ordinance as may be hereinafter specified.
  2. No person shall erect, construct, or 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.

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**2-400 SPECIFIC USE PERMITS**

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- 2-401 The City Council of the City of Plano, Texas, after 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 "S" in Schedule I, 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 District Map.

## 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

The following symbols are applicable to the interpretation of Schedule I, Permitted Uses.

### Legend

P	Designates use <u>permitted</u> in district indicated.
Blank	Designates use <u>prohibited</u> in district indicated.
S	Indicates use may be approved with a <u>specific use permit</u> (see Section 2-400).
R	Indicates use allowed in accordance with <u>Residential Adjacency Standards</u> . If also designated by an <b>S</b> , use may be approved with a specific use permit in accordance with Residential Adjacency Standards.































USES	RESIDENTIAL DISTRICTS										NON-RESIDENTIAL DISTRICTS																				
	Agricultural	Estate Development	Single-Family-20	Single-Family-9	Single-Family-7	Single-Family-6	Patio Home	Two Family Residence (Duplex)	SF- A	MH	RH	MF-1	MF-2	MF-3	GR	UR	UR	0-1	0-2	R	BG	LC	CE	CB-1	LI-1	LI-2	RE	RC	RT	CC	
Theater, Neighborhood (ZC 96-24)																															
Theater, Regional (ZC 96-24)																															
Tool Rental Shop																															
Trailer/Mobile Home Display and Sales																															
Trailer Rental																															
Veterinarian Clinic/Kennel (Indoor Pens)																															

**SERVICE USES CONTINUED**

Permissible Use = P  
 Residential Adjacency Standard = R  
 Specific Use Permit = S  
 See numbered endnotes following Use Charts.

















NUMBER	NOTE
*	Uses allowed when their combined area does not exceed 10% of the gross floor area of a development; see Section 2-824, Regional Employment district or Section 2-827, Research Technology district
1	See Section 3-104
2	See Section 2-818
3	See Section 2-820
4	See Section 3-106
5	See Section 3-401
6	Heliport allowed by right; airport allowed by specific use permit
7	See Section 3-900 (Open Storage)
8	See Section 3-200
9	For construction yard, field offices and other temporary buildings, see Section 3-103
10	See Section 3-103
11	See Section 3-110
12	See Section 3-101
13	See Sections 1-600, 3-102, 3-1107, and 3-1109
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 Section 3-105
20	Permitted when the building is a minimum of 200 feet from the nearest residential boundary district
21	Permitted as an accessory use
22	See Section 3-111
23	Scientific, research and medical laboratories will be allowed in the Retail, 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
25	Permitted in the Commercial Employment district, see Section 2-820
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

NUMBER	NOTE
29	See Section 2-820-G
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 Section 2-827)
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 Section 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 Section 3-116 and reference use charts)
38	Specific Use Permits (SUPs) for "General Manufacturing" in RT districts shall not include food processing, chemical and petroleum processing and manufacturing, and foundries.
39	See Section 3-113
40	Fuel dispensing facilities are not allowed in the Business/Government district.

## 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 the Schedule of Permitted Uses (Section 2-502), 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.

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**2-600 PROHIBITED USES**

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- 2-601 All uses not expressly permitted are prohibited, except as provided in Section 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, business 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 thereunder, 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 non-residential 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 RT districts (see Section 2-800). (ZC 98-69; Ordinance No. 98-10-10)

## 2-800 DISTRICT CHARTS

### 2-801 A - AGRICULTURAL

A. 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.

#### B. PERMITTED USES

1. Single-Family Residence, Detached
2. Church and Rectory
3. Farm, Ranch, Garden or Orchard
4. Park, Playground, or Community Center
5. School, Public or Parochial
6. Utility Distribution and Transmission Lines
7. Accessory Building to Main Use

See Schedule I, Permitted Uses, for a complete listing

#### C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	85,000 square feet
2. Minimum Lot Width	150 feet
3. Minimum Lot Depth	150 feet
4. Minimum Front Yard	40 feet (see Section 3-500).
5. Minimum Side Yard	15 feet or 10% of lot width, whichever is greater (see Section 3-600).
--of Corner Lot	25 feet on street side.
6. Maximum Side Yard	25 feet
7. Minimum Rear Yard	10 feet (see Section 3-700).
8. Minimum Floor Area Per Dwelling Unit	800 square feet
9. Maximum Height	Three stories provided the third story may not exceed 10% of the total floor area of the building, 45 feet (see Section 3-800).

10. Maximum Coverage	20%, plus 10% additional coverage permitted for accessory buildings (see Section 3-701).
11. Parking Requirements	Two parking spaces per dwelling unit (see Section 3-1100, Parking Regulations).

2-802 **ED - ESTATE DEVELOPMENT**

A. 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.

B. PERMITTED USES

1. Single-Family Residence, Detached
2. Church and Rectory
3. Farm, Ranch, Garden or Orchard
4. Park, Playground, or Community Center
5. School, Public or Parochial
6. Accessory Building to Main Use

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	43,560 square feet, 85,000 square feet if any large animals are kept.
2. Minimum Lot Width	150 feet
3. Minimum Lot Depth	250 Feet
4. Minimum Front Yard	50 feet, except as provided in Section 3-500.
5. Minimum Side Yard (Ordinance No. 95-4-30)	15 feet or 10% of lot width, whichever is greater (see Section 3-600).
--of Corner Lot	25 feet on street side (see Section 3-600).
6. Maximum Side Yard	30 feet
7. Minimum Rear Yard	10 feet (see Section 3-700).
8. Minimum Floor Area Per Dwelling Unit	800 square feet

9. Maximum Height	Three stories provided the third story may not exceed 10% of the total floor area of the building, 40 feet (see Section 3-800).
10. Maximum Coverage	20%, plus 10% additional coverage permitted for accessory buildings (see Section 3-701).
11. Parking Requirements	Two parking spaces per dwelling unit (see Section 3-1100, Parking Regulations).

D. SPECIAL DISTRICT REQUIREMENTS

Animal Restrictions in the ED, Estate Development district

- a. Number - No more than two larger animals, specifically, cattle, horses, sheep, and goats, can be maintained per acre of lot area.
- b. 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.
- c. Breeding - No large animals other than horses shall be kept for breeding purposes.

**Accessory Buildings**

Access buildings in the ED district, excepting garages, must be located behind the main dwelling in the rear yard.

- a. Accessory buildings shall be at least 50 feet from any side property line and 25 feet from the rear property line.
- b. Accessory buildings must be 100 feet or more from a dwelling on an adjoining property.
- c. The number of accessory buildings shall be limited to one, except that more than one may be granted by approval of a site plan.

- d. Accessory buildings must be designed and constructed so that they are in keeping with the general architecture of the development.
- e. 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.

**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:

- a. No temporary buildings, mobile homes, or travel trailers may be used for on-site dwelling purposes.
- b. 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 3 acres.
- c. The accessory dwelling unit shall contain a minimum of 500 square feet of floor area.
- d. The accessory dwelling unit may be constructed only with approval of a site plan.
- e. The accessory dwelling unit may not be sold separate from sale of the entire property, including main dwelling unit.

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

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

- a. 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.

- b. Fences within the front yard setback shall be horizontal rail or vertical wrought iron with or without masonry columns.
- c. All fencing shall be at least 50% see-through, except that required for enclosing swimming pools.
- d. No farm or rural fencing (such as barbed wire) shall be used. Smooth, non-climbable 2" x 4" mesh on metal posts will be acceptable behind the building line.
- e. Solid type or stockade fencing or walls shall not be constructed on property lines.

2-803 **SF-20 - SINGLE-FAMILY RESIDENCE-20**

A. 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.

B. PERMITTED USES

1. Single-Family Residence, Detached
2. Church and Rectory
3. Park, Playground, or Community Center
4. School, Public or Parochial

See Schedule I, Permitted Uses, for a complete listing

C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	20,000 square feet
2. Minimum Lot Width	100 feet
-- of Corner Lot	105 feet
3. Minimum Lot Depth	150 feet
4. Minimum Front Yard	35 feet, except as provided in Section 3-500.
5. Minimum Side Yard (Ordinance No. 95-4-30)	10 feet or 10% of lot width, whichever is greater (see Section 3-600).
--of Corner Lot	15 feet on street side (see Section 3-600).
6. Maximum Side Yard	25 feet
7. Minimum Rear Yard	10 feet (see Section 3-700).
8. Minimum Floor Area Per Dwelling Unit	800 square feet
9. Maximum Height	Three stories, provided the third story may not exceed 10% of the total floor area of the building, 40 feet (see Section 3-800).
10. Maximum Coverage	25%, plus 10% additional coverage permitted for accessory buildings (see Section 3-701).

11. Parking Requirements	Two parking spaces per dwelling unit (see Section 3-1100, Parking Regulations).
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2-804 **SF-9 - SINGLE-FAMILY RESIDENCE-9**

A. 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.

B. PERMITTED USES

1. Single-Family Residence, Detached
2. Planned Residential Development (see Section 4-200)
3. Church and Rectory
4. Park, Playground, or Community Center
5. School, Public or Parochial

Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	9,000 square feet
2. Minimum Lot Width	75 feet
3. Minimum Lot Depth	100 feet
4. Minimum Front Yard	30 feet, except as provided below and in Section 3-500.
5. Minimum Side Yard (Ordinance No. 95-4-30)	7.5 feet or 10% of lot width, whichever is greater (see Section 3-600).
--of Corner Lot	15 feet on street side (see Section 3-600).
6. Maximum Side Yard	10 feet
7. Minimum Rear Yard	10 feet (See Section 3-700).
8. Minimum Floor Area Per Dwelling Unit	800 square feet
9. Maximum Height	Two stories, 35 feet (see Section 3-800).
10. Maximum Coverage	35%, plus 10% additional coverage permitted for accessory buildings (see Section 3-701).
11. Parking Requirements	Two parking spaces per dwelling unit (see Section 3-1100, Parking Regulations).

Front yards may be varied under one, but not both, of the following provisions:

1. The minimum front yard 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  $3^{\circ} 30'$  and not greater than  $22^{\circ} 55'$ , 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).
2. 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 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.

2-805 **SF-7 - SINGLE-FAMILY RESIDENCE-7**

A. 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.

B. PERMITTED USES

1. Single-Family Residence, Detached
2. Planned Residential Development (see Section 4-200)
3. Church and Rectory
4. Park, Playground, or Community Center
5. School, Public or Parochial

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	7,000 square feet
2. Minimum Lot Width	65 feet
--of Corner Lot	70 feet
3. Minimum Lot Depth	100 feet
4. Minimum Front Yard	30 feet, except as provided below and in Section 3-500.
5. Minimum Side Yard (Ordinance No. 95-4-30)	6.5 feet or 10% of lot width, whichever is greater (see Section 3-600).
--of Corner Lot	15 feet on street side (see Section 3-600).
6. Maximum Side Yard	10 feet
7. Minimum Rear Yard	10 feet (see Section 3-700).
8. Minimum Floor Area Per Dwelling Unit	800 square feet
9. Maximum Height	Two stories, 35 feet (see Section 3-800).
10. Maximum Coverage	35%, plus 10% additional coverage permitted for accessory buildings (see Section 3-701).

11. Parking Requirements	Two parking spaces per dwelling unit. (see Section 3-1100, Parking Regulations).
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Front yards may be varied under one, but not both, of the following provisions.

1. The minimum front yard 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 street shall utilize the centerline of all interior streets, excluding streets with a right-of-way width greater than 70 feet (see Appendix Illustration 13).
2. 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 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.

2-806 **SF-6 - SINGLE-FAMILY RESIDENCE-6**

A. 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.

B. PERMITTED USES

1. Single-Family Residence, Detached
2. Planned Residential Development (see Section 4-200)
3. Church and Rectory
4. Park, Playground, or Community Center
5. School, Public or Parochial

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	6,000 square feet
2. Minimum Lot Width	55 feet
--of Corner Lot	60 feet
3. Minimum Lot Depth	100 feet
4. Minimum Front Yard	25 feet, except as provided below and Section 3-500.
5. Minimum Side Yard (Ordinance No. 95-4-30)	Six feet or 10% of lot width, whichever is greater (see Section 3-600).
--of Corner Lot	15 feet on street side (see Section 3-600).
6. Maximum Side Yard	10 feet
7. Minimum Rear Yard	10 feet (see Section 3-700 and below).
8. Minimum Floor Area Per Dwelling Unit	800 square feet per dwelling unit.
9. Maximum Height	Two stories, 35 feet (see Section 3-800).
10. Maximum Coverage	35%, plus 10% additional coverage permitted for accessory buildings (see Section 3-701).

11. Parking Requirements	Two parking spaces per dwelling unit (see Section 3-1100, Parking Regulations).
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The front yard setback may be staggered, varied, or reduced to a minimum 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 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.

The front yard setback may be reduced to 20 feet if the lot is alley served. When a 20-foot setback is used, the minimum rear yard setback must be increased from 10 to 15 feet.

2-807 **PH - PATIO HOME (ZC 96-38: ORDINANCE NO. 96-10-29)**

A. 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.

B. PERMITTED USES

1. Single-Family Residence, Detached
2. Planned Residential Development (see Section 4-200)
3. Church and Rectory
4. Park, Playground, or Community Center
5. School, Public, or Parochial
6. Single-Family Detached development at SF-6 or larger standards

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	4,000 square feet
2. Minimum Lot Width	40 feet
--of Corner Lot	45 feet
3. Minimum Lot Depth	90 feet
4. Minimum Front Yard	20 feet, except as provided below and in Section 3-500.
5. Minimum Side Yard	See below and Section 3-600.
--of Corner Lot	15 feet on street side.
6. Maximum Side Yard	Not applicable
7. Minimum Rear Yard	10 feet (see Section 3-700).
8. Minimum Floor Area Per Dwelling Unit	800 square feet
9. Maximum Height	Two stories, 35 feet (see Section 3-800).
10. Maximum Coverage	50%, plus 10% additional coverage permitted for accessory buildings (see Section 3-701).

Patio home developments shall be developed as zero-lot-line homes. One side yard shall be reduced to zero feet, while the other side yard shall be increased to a minimum of ten feet. A house on a lot where the zero side abuts an alley may be pulled back from the alley so long as a minimum 10 foot separation is provided between houses. A minimum six-foot wide maintenance easement shall be placed on the adjacent lot to enable the property owner to maintain his house. Side yards and maintenance easements shall be placed on the subdivision plat. A minimum separation between patio homes of 10 feet shall be provided. Patio homes with roof overhangs are allowed when lots have been platted with a six-foot wide non-encroachment easement and the final plat for the subdivision was approved prior to October 28, 1996. (ZC 96-58; ZC 97-74)

Front Yard Setback Reduction: The front setback may be reduced to 10 feet or 15 feet provided that: (ZC 94-115)

- The driveway and garage are accessed from an alley; and
- 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.

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

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

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

#### D. PARKING REQUIREMENTS

Two off-street spaces per dwelling unit plus 1/2 space per dwelling unit for visitor parking within 600 feet of each dwelling unit. 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 also Section 3-1100, Parking Regulations.)

#### E. 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.

#### F. USABLE OPEN SPACE REQUIREMENTS

Usable Open Space Required - Except as provided below, any subdivision developed under the Patio Home (PH) standards of this ordinance shall provide usable open space which equals or exceeds 10% 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 patio home 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 patio home development. Properties separated by rights-of-way, drainage, or utility easements in excess of 60 feet in width shall not be considered as contiguous.

Design Criteria - Areas provided as usable open space shall meet the following criteria:

1. 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.
2. Individual usable open space areas shall be 20,000 square feet or larger. Usable open space must be a minimum of 50 feet wide and have no slope greater than 10%.
3. Pools, tennis courts, walks, patios, and similar amenities may be located within areas designated as usable open space. Areas occupied by enclosed buildings (except

gazebos and pavilions) drives, parking, overhead electrical transmission lines, drainage channels, and antennas may not be included in calculating usable open space.

4. Within usable open space areas there shall be one tree for every 1,000 square feet of space. New trees planted to meet this requirement shall be a minimum three-inch caliper.
5. Usable open space areas must abut a street on a minimum of 33% of the area's perimeter.
6. Usable open space areas must be easily viewed from adjacent streets and homes.

Landscaped Areas - Additional common open space and landscaped areas may be provided but shall not be counted as usable open space unless they meet the criteria above.

Unacceptable Open Space - The Planning & Zoning Commission may deny the creation of any common open space area if in the judgment of the commission the area would be:

1. Difficult to maintain;
2. A security or safety concern; or
3. An unreasonable financial burden to the homeowners association.

At the time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.

Also, at this time, approval may be granted for up to one-third of the required open space to be credited for off-site dedicated open space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. It is to be noted that the granting of the off-site

credit is a discretionary power of the Planning & Zoning Commission and/or City Council. The guidelines below may assist in considering if credit is appropriate:

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

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

Usability - Is the park land immediately adjacent to the development suitable for use by residents? Design Integration - Does the design of the development provide a significant visual and pedestrian connection to the park land?

#### G. 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.

#### H. MISCELLANEOUS REQUIREMENTS

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

2-808 **2F - TWO-FAMILY RESIDENCE (DUPLEX)**

A. 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.

B. PERMITTED USES

1. Single-Family Residence, Detached
2. Two-Family Residence
3. Planned Residential Development (see Section 4-200)
4. Church and Rectory
5. Park, Playground, or Community Center
6. School, Public or Parochial

See Schedule I, Permitted Uses, for a complete listing

C. AREA, YARD, AND BULK REQUIREMENTS

	<b>ONE-FAMILY DETACHED</b>	<b>TWO-FAMILY</b>
1. Minimum Lot Area	7,000 square feet	8,000 square feet
2. Minimum Lot Width	65 feet	70 feet
--of Corner Lot	70 feet	75 feet
3. Minimum Lot Depth	100 feet	100 feet
4. Minimum Floor Area Per Dwelling Unit	800 square feet	800 square feet.

	<b>ONE AND TWO-FAMILY</b>
5. Minimum Front Yard	30 feet, except as provided in Section 3-500.
6. Minimum Side Yard (Ordinance No. 95-4-30)	6.5 feet or 10% of lot width, whichever is greater (see Section 3-600).
--of Corner Lot	15 feet on street side (see Section 3-600).
7. Maximum Side Yard	Ten feet
8. Minimum Rear Yard	Ten feet (see Section 3-700).

9. Maximum Height	Two stories, 35 feet (see Section 3-800).
10. Maximum Coverage	35%, plus 10% additional coverage permitted for accessory buildings (see Section 3-701).
11. Parking Requirements	Two parking spaces per dwelling unit (see Section 3-1100, Parking Regulations).

Front yards may be varied under one, but not both, of the following provisions:

1. The minimum front yard 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).
2. 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 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.

**D. SPECIAL LOT REQUIREMENTS**

1. 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.

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

#### E. MISCELLANEOUS REQUIREMENT

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

2-809 **SF-A - SINGLE-FAMILY-ATTACHED**

A. 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.

B. PERMITTED USES

1. Single-Family Residence, Detached
2. Single-Family Residence, Attached
3. Church and Rectory
4. Planned Residential Development (see Section 4-200)
5. Park, Playground, or Community Center
6. School, Public or Parochial

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS

The property may be developed in accordance with the standards in the PH, 2F, and SF districts or according to the following standards:

1. Minimum Lot Area/ 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 (see Section E-4). (ZC 2000-86; Ordinance No. 2001-10-8)
2. Minimum Lot Width	25 feet
--on Corner Lot	30 feet
3. Minimum Lot Depth	90 feet
4. Minimum Front Yard (ZC 2000-86; Ordinance No. 2001-10-8)	20 feet, except as provided below.
--Lots Fronting Cul-de-Sacs	20 feet
	The front yard may be staggered, varied or reduced to a ten foot front yard with site plan approval (see below).

5. Minimum Side Yard (ZC 2000-86; Ordinance No. 2001-10-8)	
--of Corner Lot	Ten feet adjacent to the street (see Section 3-600).
--Minimum Building Separation	Ten feet for all uses (see Section 3-600).
6. Maximum Side Yard	N/A
7. Minimum Floor Area/ Dwelling Unit	800 square feet
8. Minimum Rear Yard (ZC 2000-86; Ordinance No. 2001-10-8)	Ten feet except as provided below.
9. Maximum Height	Two stories, 35 feet (see Section 3-800).
10. Maximum Coverage (ZC 2000-86; Ordinance No. 2001-10-8)	65% including accessory structures.
11. Parking Requirements (ZC 2000-86; Ordinance No. 2001-10-8)	Front entry: 2.25 parking spaces per dwelling unit. Two off-street 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 shall be provided within 600 feet of each unit.
	Rear/Alley entry: Two spaces per dwelling unit.

**Notes:** (ZC 2000-86; Ordinance No. 2001-10-8)

- a. No complex of attached dwellings shall exceed 200 feet in length.
- b. The front setback may be reduced to ten feet provided that:
  - The driveway and garage are accessed from an alley;
  - The garage door is set back 20 feet from the rear property line, and

- The open yard area of either the rear yard 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.

D. USABLE OPEN SPACE REQUIREMENTS (ZC 2000-86; Ordinance No. 2001-10-8)

Usable Open Space Required - Except as provided below, any subdivision developed under the Single-Family-Attached (SF-A) standards of this ordinance shall provide usable open space which equals or exceeds 10% 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 a Single-Family Attached 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 homes or is restricted by zoning to not permit SF-A home development. Properties separated by rights-of-way, drainage, or utility easements in excess of 60 feet in width shall not be considered as contiguous.

Design Criteria - Areas provided as usable open space shall meet the following criteria:

1. 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.
2. A primary usable open space area 20,000 square feet or larger shall be provided. This open space must be a minimum of 50 feet wide and have no slope greater than 10%, and must abut a street on a minimum of 25% of the area's perimeter.
3. If additional usable open space is needed to meet the 10% requirement, secondary space(s) shall be a minimum of 7,500 square feet. This open space shall be a minimum of 25 feet wide, have no slope greater than 10%, and must have a minimum of 25 feet of street frontage. Secondary usable open spaces greater than

15,000 square feet shall have a minimum of 2 access points, to public streets, which must be at least 25 feet wide.

4. Pools, tennis courts, walks, patios, and similar amenities may be located within areas designated as usable open space. Areas occupied by enclosed buildings (except gazebos and pavilions) drives, parking, overhead electrical transmission lines, drainage or floodway easements, and antennas may not be included in calculating usable open space.

Landscaped Areas - Additional common open space and landscaped areas may be provided but shall not be counted as usable open space unless they meet the criteria above.

Unacceptable Open Space - The Planning & Zoning Commission may deny the creation of any common open space area if in the judgment of the commission the area would be:

1. Difficult to maintain;
2. A security or safety concern; or
3. An unreasonable financial burden to the homeowners association.

At the time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.

Also, at this time, approval may be granted for up to one-third of the required open space to be credited for off-site dedicated open space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. It is to be noted that the granting of the off-site credit is a discretionary power of the Planning & Zoning Commission and/or City Council. The guidelines below may assist in considering if credit is appropriate:

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

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

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

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

#### E. MISCELLANEOUS REQUIREMENTS

1. Landscaping requirement of one tree for each three dwelling units shall be met. Trees planted to meet this requirement may be clustered or dispersed through out the site and must be indicated on the landscape plan. New trees planted to meet this requirement shall be a minimum three-inch caliper. (ZC 2000-86; Ordinance No. 2001-10-8)
2. The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.
3. Street Names - Whenever street names are to be given to public streets or private drives in a single-family-attached development, such street names shall be approved with approval of a site plan or final plat.
4. When multiple units are platted on a single lot, the density may be increased to 12 units per acre if the Planning & Zoning Commission determines 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.

2-810 **MH - MOBILE HOME**

A. 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.

B. PERMITTED USES

1. Single-Family Residence, Detached
2. Single-Family Residence, Attached
3. Mobile Home Park or Trailer Park
4. Church and Rectory
5. Child Care Center
6. Park, Playground, or Community Center
7. School, Public or Parochial

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	4,500 square feet
2. Minimum Lot Width	40 feet minimum/45 feet average
--of Corner Lot	45 feet
3. Minimum Lot Depth	95 feet
4. Minimum Front Yard	30 feet from street (see Section 3-500). 15 feet from any drive.
5. Minimum Side Yard (Ordinance No. 95-95-4-30)	See Note (a).
--of Corner Lot	15 feet on street side (see Section 3-600).
6. Maximum Side Yard (Ordinance No. 95-4-30)	Ten feet (see Note (b) and Section 3-700).
7. Minimum Rear Yard	Ten feet (see Note (b) and Section 3-700).
8. Minimum Floor Area Per Dwelling Unit	480 square feet
9. Maximum Lot Coverage	480 square feet
10. Maximum Height	One story, 15 feet (see Section 3-800).

11. Parking Requirements	Two parking spaces per dwelling unit (see Section 3-1100, Parking Regulations).
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Notes:

- a. No mobile homes 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 a Mobile Home (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 a MH district. (See Section 3-700)

D. SPECIAL DISTRICT REQUIREMENTS

- 1. Minimum area for a mobile home park shall be ten acres. Maximum area for a mobile park shall be 25 acres.
- 2. 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.

3. A MH district may be developed according to the standards required in the PH-Patio Home district, the 2F-Duplex district, the SF-A-Single-Family-Attached district, and the Single-Family-6 district (SF-6).
4. Street names - Whenever street names are to be given to public streets or private drives in a mobile home development, such street names shall be approved with approval of a site plan.

2-811 **MF-1 - MULTI-FAMILY RESIDENCE-1**

A. 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.

B. PERMITTED USES

1. Single-Family Residence, Detached
2. Single-Family Residence, Attached
3. Two-Family Residence
4. Multi-Family Residence
5. Planned Residential Development (see Section 4-200)
6. Church and Rectory
7. Day Care Center
8. Park, Playground, or Community Center
9. School, Public or Parochial

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS

1. Maximum Residential Density	12 units per acre
2. Minimum Lot Area	8,400 square feet
3. Minimum Lot Width	70 feet
4. Minimum Lot Depth	120 feet
5. Minimum Front Yard	
--one and two stories	25 feet, except as provided in Sections 3-104 and 3-500.
--three stories	100 feet, except as provided in Sections 3-104 and 3-500.
6. Minimum Side Yard	15 feet (see Sections 3-104 and 3-600).
7. Maximum Side Yard	NA
8. Minimum Rear Yard	15 feet (see Sections 3-104 and 3-700).
9. 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
10. Maximum Lot Coverage	35% plus 10% additional coverage permitted for accessory buildings (see Section 3-701).
11. Maximum Height	Three stories, 40 feet (see Sections 3-104-4 and 3-800).
12. Minimum Open Space	See Section 3-104-4.

D. PARKING REQUIREMENTS - Two parking spaces per dwelling unit (see Section 3-1100, Parking Requirements)

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

E. MISCELLANEOUS MULTI-FAMILY RESIDENCE PROVISIONS - (see Section 3-104)

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.

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

Street names - Whenever street names are to be given to public streets or private drives in a multi-family 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.

A MF-1 district may be developed according to the standards required in the 2F-Duplex district, the Single-Family-Attached district (SF-A), the Patio Home district (PH), or the Single-Family district (SF-6).

2-812 **MF-2 - MULTI-FAMILY RESIDENCE-2**

- A. 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.
- B. PERMITTED USES - (See Section 5-100 for site plan requirements)
  - 1. Single-Family Residence, Detached
  - 2. Single-Family Residence, Attached
  - 3. Two-Family Residence
  - 4. Multi-Family Residence
  - 5. Planned Residential Development - (see Section 4-200)
  - 6. Church and Rectory
  - 7. Day Care Center
  - 8. Park, Playground, or Community Center
  - 9. School, Public or Parochial

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS

1. Maximum Residential Density	18 units per acre
2. Minimum Lot Area	8,400 square feet
3. Minimum Lot Width	70 feet
4. Minimum Lot Depth	120 feet
5. Minimum Front Yard	
--one and two stories	25 feet, except as provided in Sections 3-104 and 3-500.
6. Minimum Side Yard	15 feet (see Sections 3-104 and 3-600).
7. Maximum Side Yard	NA
8. Minimum Rear Yard	15 feet (see Sections 3-104 and 3-700).
9. 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
10. Maximum Lot Coverage	35% plus 10% additional coverage permitted for accessory buildings (see Section 3-701).
11. Maximum Height	Two stories, 35 feet (see Sections 3-104-4 and 3-800).
12. Minimum Open Space	See Section 3-104-4.

D. PARKING REQUIREMENTS - Two parking spaces per dwelling unit (see Section 3-1100, Parking Requirements)

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

E. MISCELLANEOUS MULTI-FAMILY RESIDENCE PROVISIONS - (See Section 3-104)

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.

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

Street names - Whenever street names are to be given to public streets or private drives in a multi-family 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.

A MF-2 district may be developed in accordance with the standards required in the 2F-Duplex district, the Single-Family-Attached district (SF-A), the Patio Home district (PH), and the Single-Family-6 district (SF-6).

2-813 **MF-3 - MULTI-FAMILY RESIDENCE-3**

A. PURPOSE - The "MF-3" district is intended to provided 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.

B. PERMITTED USES

1. Single-Family Residence, Detached
2. Single-Family Residence, Attached
3. Two-Family Residence
4. Multi-Family Residence
5. Planned Residential Development - (see Section 4-200)
6. Church and Rectory
7. Day Care Center
8. Park, Playground, or Community Center
9. School, Public or Parochial

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS

1. Maximum Residential Density	21.5 units per acre
2. Minimum Lot Area	8,400 square feet
3. Minimum Lot Width	70 feet
4. Minimum Lot Depth	120 feet
5. Minimum Front Yard	
--one and two stories	25 feet, except as provided in Sections 3-104 and 3-500.
--three stories	100 feet, except as provided in Sections 3-104 and 3-500.
6. Minimum Side Yard	15 feet (see Sections 3-104 and 3-600).
7. Maximum Side Yard	NA
8. Minimum Rear Yard	15 feet (see Sections 3-104 and 3-700).

9. 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
10. Maximum Lot Coverage	35% plus 10% additional coverage permitted for accessory buildings (see Section 3-701).
11. Maximum Height	Three stories 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).
12. Minimum Open Space	See Section 3-104-4.

**D. PARKING REQUIREMENTS - Two parking spaces per dwelling unit (see Section 3-1100, Parking Requirements)**

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

**E. MISCELLANEOUS MULTI-FAMILY RESIDENCE PROVISIONS - (see Section 3-104)**

**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.

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

Street names - Whenever street names are to be given to public streets or private drives in a multi-family 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.

An MF-3 district may be developed in accordance with the standards required in the 2F-Duplex district, the Single-Family-Attached district (SF-A), the Patio Home district (PH), and the Single-Family-6 district (SF-6).

2-814 **GR - GENERAL RESIDENTIAL** (ZC 2002-47; ORDINANCE NO. 2002-10-26)

A. 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.

B. PERMITTED USES - (See Section 5-100 for site plan requirements)

1. Single-Family Residence, Detached
2. Two-Family Residence
3. Church and Rectory
4. Park, Playground, or Community Center
5. School, Public or Parochial

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS

	<b>SINGLE-FAMILY</b>	<b>TWO-FAMILY</b>
1. Minimum Lot Area	3,000 square feet	6,000 square feet
2. Minimum Lot Width	30 feet	55 feet
--of Corner Lot	30 feet	55 feet
3. Minimum Lot Depth	90 feet	90 feet
4. Minimum Front Yard	10 feet	10 feet
--for Garage Facing Street	20 feet (See Note a.)	20 feet (See Note a.)
5. Maximum Front Yard	15 feet*	15 feet*
-- for Garage	None	None
6. Side Yard	5 feet	5 feet
--of Corner Lot	5 feet (See Note b.)**	5 feet (See Note b.)**
--for Garage Facing Side Street	20 feet	20 feet
--for Garage Facing Alley	20 feet	20 feet

7. Minimum Rear Yard	5 feet (See Note c.)	10 feet (See Note c.)
8. Minimum Floor Area Per Dwelling Unit	800 square feet	800 square feet
9. Maximum Lot Coverage	50% total (See Note d.)	50% total (See Note d.)
10. Maximum Height	One story*** 30 feet*** (See Notes e. and g.)	One story*** 30 feet*** (See Notes e. and g.)
11. Minimum Open Space	N/A	N/A
12. Parking Requirements	One/unit (See Note f.)	One/unit (See Note f.)

\* Does not apply to non-residential uses included in the GR district.

\*\* Street side

\*\*\* Non-residential uses allowed in the GR district shall have a maximum height of 2 stories and 35 feet.

D. 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:

1. 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.
2. 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.
3. 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.

4. 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.

**NOTES:**

- 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 10% additional coverage permitted for accessory buildings. (See Subsection 3-701.)
- e. See Section 3-800.
- f. See Section 3-1100, Parking Requirements.
- g. A maximum of 50% of attic floor area may be used as second floor living space.

2-815 **R - RETAIL**

- A. PURPOSE - The "R" district is 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.
- B. PERMITTED USES - (See Section 5-100 for site plan requirements)

Most uses from the following categories are permitted:

- 1. Retail
- 2. Service
- 3. Institutional
- 4. Professional
- 5. Transportation, Utility or Communication

See Schedule I, Permitted Uses, for a complete listing

C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	None
2. Minimum Lot Width	None
3. Minimum Lot Depth	None
4. Minimum Front Yard	50 feet, except as provided in Section 3-500.
5. Minimum Side Yard	None (see Section 3-600).
--of Corner Lot	50 feet on street side.
6. Maximum Side Yard	None
7. Minimum Rear Yard	Ten feet where no alley abuts the rear property line (see Section 3-700).
8. Maximum Height	Two stories, 35 feet (see Section 3-800).
9. Maximum Lot Coverage	30% (for gasoline service stations see Section F, Special District Requirements).
10. Maximum Floor Area Ratio	0.6:1

D. PARKING REQUIREMENTS - See Section 3-1100, Parking Regulations

E. LANDSCAPING - See Section 3-1200

F. SPECIAL DISTRICT REQUIREMENTS (ZC 2002-33; Ordinance No. 2002-8-14)

1. 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.
2. For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

2-816 **O-1 - NEIGHBORHOOD OFFICE**

A. 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 principle access to major thoroughfares and may serve as an area of transition between residential and high-intensity non-residential uses.

B. PERMITTED USES - (See Section 5-100 for site plan requirements)

Most Office and Professional Uses

See Schedule I, Permitted Uses, for a complete listing

C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	None
2. Minimum Lot Width	None
3. Minimum Lot Depth	None
4. Minimum Front Yard	50 feet, except as provided in Section 3-500.
5. Minimum Side Yard	None (see Section 3-600).
--of Corner Lot	50 feet on street side.
6. Minimum Rear Yard	Ten feet where no alley abuts the rear property line (see Section 3-700).
7. Maximum Lot Coverage	30%
8. Maximum Height	Two stories; 35 feet (see Section 3-800).
9. Minimum Floor Area Ratio	0.6:1

D. PARKING REQUIREMENTS - See Section 3-1100, Parking Regulations

E. LANDSCAPING - See Section 3-1200

2-817 **O-2 - GENERAL OFFICE**

A. 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.

## B. PERMITTED USES

Office and Professional Uses

See Schedule I, Permitted Uses, for a complete listing

## C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	None
2. Minimum Lot Width	None
3. Minimum Lot Depth	None
4. Minimum Front Yard	50 feet, except as provided in Section 3-500.
5. Minimum Side Yard	None (see Section 3-600).
--of Corner Lot	50 feet on street side.
6. Minimum Rear Yard	Ten feet where no alley abuts the rear property line (see Section 3-700).
7. Maximum Lot Coverage	50%, including a maximum of 30% for accessory buildings and structures.
8. Maximum Height	None
9. Maximum Floor Area Ratio	1:1

D. PARKING REQUIREMENTS - See Section 3-1100, Parking Regulations

E. LANDSCAPING - See Section 3-1200

2-818 **BG - DOWNTOWN BUSINESS/GOVERNMENT DISTRICT (zc 2002-37; ORDINANCE NO. 2002-12-4)**

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

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

1. Retail
2. Service
3. Institutional
4. Office & Professional
5. Transportation, Utilities, and Communications
6. Multi-Family Residences (per description in Subsection 2-818-C)
7. Single-Family-Attached (townhomes) Residences (per description in Subsection 2-818-C)

C. AREA, YARD AND BULK REQUIREMENTS

1. Minimum Lot Area	None
2. Minimum Lot Width	None
3. Minimum Lot Depth	None
4. Minimum Front Yard	Minimum front yard setbacks shall apply as follows (except as noted in Section 3-500 and No. 10 below):
	a. Minimum Setback: 10 feet from back of street curb to building.
	b. Maximum Setback: 15 feet from back of street curb to building.

	c. Minimum of two-thirds (2/3) of the front facade of the building shall fall within the minimum and maximum setback.
5. Minimum Side Yard	a. Interior Side Yard - None, except as noted in Section 3-600 and No. 10 below.
	b. Exterior Side Yard (Corner Lot) - shall be treated the same as front yards (see No. 4 above).
6. Minimum Rear Yard	None except as provided in Section 3-700 and No. 10 below.
7. Maximum Height	a. Four stories (except as noted in No 10 below).
	b. 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.
8. Maximum Lot Coverage	None, except as limited by applicable setback requirements from Nos. 4, 5, 6, and 7 above and No. 10 below.
9. Maximum Floor Area Ratio	4:1 except as limited by applicable setback requirements from Nos. 4, 5, 6 and 7 above and No. 10 below.

<p>10. Other Height/Setback Requirements</p>	<p>In addition to the front, side, and rear yard requirements noted above, the following minimum setbacks shall apply to all structures as measured from the district boundary line of the nearest single-family and two-family residential zoning districts:</p>
	<p>50 feet - One-two stories</p>
	<p>200 feet - Three-four stories, except when separated by a Type "E" thoroughfare or larger as specified on the City's Thoroughfare Plan and/or a railroad or transit right-of-way. In such cases the setback shall be 50 feet.</p>
<p>11. Extensions into Rights-of-Way or Access Easements</p>	<p>a. Outdoor eating areas may extend into rights-of-way or access easements of streets or public ways, if a minimum sidewalk clearance and/or distance to curb line of a street or public way of five feet is maintained.</p>
	<p>b. Canopies, balconies, stoops, bay windows, awnings, planting beds, and other building projections may extend into rights-of-way and/or easements of streets, public ways, and/or railroad or transit facilities if a minimum sidewalk clearance and/or distance to the curb line of five feet is maintained.</p>
<p>12. Special Requirements for Multi-Family Residences</p>	<p>a. First Floor Use - No building, excluding parking structures, shall have more than 60% of its total linear frontage on streets or public ways devoted to residential use.</p>
	<p>b. Minimum Floor Area/Dwelling Unit:</p>
	<p>i. 400 square feet for efficiency units</p>

	ii. 475 square feet for one bedroom units
	iii. 625 square feet for two bedroom units
	iv. 150 square feet for each additional bedroom
	c. Maximum Density:
	i. 100 dwelling units/acre
	ii. No more than 200 dwelling units may be located within any block bounded by streets, public ways, and/or railroad or transit rights-of-way.
	d. Usable open space requirements as specified in Subsection 3-104-4 shall not apply.
	e. The above requirements shall also apply to situations where only one or two units are included in a building.
13. Special Regulations for Single-Family-Attached Residences (townhomes)	a. Each dwelling unit shall be on an individually-platted lot.
	b. Minimum Lot Area: 700 square feet
	c. Maximum Density: 40 dwelling units per acre
	d. Minimum Lot Width: 20 feet
	e. Minimum Lot Depth: 35 feet
	f. Minimum front yard setbacks shall apply as follows (except as noted in Section 3-500 and No. C.10. above):
	i. Minimum Setback: 15 feet from back of street curb to building
	ii. Maximum Setback: 20 feet from back of street curb to building

	<p>iii. Minimum of two-thirds (2/3) of the front facade of the building shall fall within the minimum and maximum setback.</p>
	<p>g. Minimum Side Yard</p>
	<p>i. Interior Side Yard: None, except as noted in Section 3-600 and No. C.10. above</p>
	<p>ii. Exterior Side Yard (corner lot): Shall be treated the same as front yards</p>
	<p>h. Minimum Rear Yard: None</p>
	<p>i. Maximum Height: 3 stories (50 feet)</p>
	<p>j. Minimum Floor Area/ Dwelling Unit: 800 square feet</p>
	<p>k. Maximum Lot Coverage: 100% including accessory buildings</p>
	<p>l. Street trees are required at the rate of one tree per 40 linear feet of street frontage. Trees shall be placed in planting beds or tree gates within five (5) feet of the back of the street curb.</p>
	<p>m. Sidewalks with a minimum unobstructed width of five (5) feet shall be placed along street frontage. Sidewalks are in addition to and placed adjacent to street tree areas as described in No. C.13.l. above.</p>
	<p>n. Stoops and landscaped areas adjacent to the building may extend a maximum distance of five (5) feet into the area between the front facade of the building in the back of the street curb.</p>

	o. Maximum Building Length: 200 feet
	p. Buildings must be separated by a minimum distance of 10 feet.
	q. Maximum Number of Dwelling Units Per Building: 10 units
	r. No usable open space areas are required.
	s. Each dwelling unit shall have a rear entry drive with a minimum of two parking spaces per garage. The distance from the garage to the travel lane of the alley or mews street shall be five (5) 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.

**D. PARKING REQUIREMENTS** (except as noted below, all parking requirements of Section 3-1100 shall apply)

1. Multi-Family Residence	Parking for multi-family use shall be provided as follows, except as noted in Nos. 4 and 5 below:
	a. One Bedroom or Less: One parking space per unit
	b. Two Bedrooms: One and one-half parking spaces per unit
	c. Three Bedrooms or More: Two parking spaces per unit
	d. The above requirements shall also apply to situations where only one or two units are included in a building provided that they are located on the second through fourth floors only.

<p>2. Single-Family-Attached (townhome) Residence</p>	<p>Two parking spaces shall be provided for each dwelling unit as noted in No. C.13.s. above.</p>
<p>3. Other Uses</p>	<p>One parking space for every 300 square feet of floor area except as noted in Nos. 4, 5, and 6 below.</p>
<p>4. Credit for Public Parking</p>	<p>With preliminary site plan or site plan approval, the Planning &amp; Zoning Commission may grant credit for available public parking that is accessible to a proposed development or redevelopment project.</p>
<p>5. Destruction of Conforming Structures</p>	<p>Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. In the event of destruction of a conforming structure in the BG district, said structure may be rebuilt to its pre-destruction size with no requirements for additional parking. If said structure is rebuilt to exceed its pre-destruction size, it shall comply with Nos. 1, 2, 3, and 4 above.</p>
<p>6. Additions to Existing Buildings</p>	<p>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.</p>

<p>7. Parking Space Size</p>	<p>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).</p>
<p>8. Parking Placement</p>	<p>On-site 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:</p>
	<p>a. <u>Lots Containing Surface Parking Only</u> - Where a lot is used entirely for off-site parking for a use(s) on another lot(s), the above placement requirements shall not apply.</p>
	<p>b. <u>Multiple-Fronted Lots</u> - 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.</p>
	<p>c. <u>Lots Facing Residential Districts</u> - Where a three- or four-story building is constructed with an extended front yard setback in accordance with No. C.10., the above placement requirements shall not apply.</p>
	<p>d. <u>Additions to Existing Buildings</u> - Where on-site surface parking is constructed to serve existing buildings or additions to existing buildings, the above placement requirements shall not apply.</p>

<p>9. Landscaping for Parking Areas</p>	<p>A minimum five-foot landscaped edge shall be provided between all parking lots and public streets. Within this landscaped edge, ten shrubs (5-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 landscaped edge. A berm may be placed within the landscaped 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.</p>
	<p>The following provisions shall also apply to landscaped edges around parking lots:</p>
	<p>a. If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required.</p>
	<p>b. The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted fixtures shall be planted with turf or other living ground cover.</p>

	<p>c. Where a row of parking spaces faces a public street, tree islands shall be provided at intervals of one per fifteen spaces. The islands shall extend the full length of the parking space and shall be a minimum width of ten feet. Trees planted in the islands shall be selected, installed and maintained in accordance with Section 3-1200, Nos. 3, 4 and 5.</p>
	<p>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 thirty percent (30%) or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.</p>
<p>10. Landscaping/Screening for Parking Lots Adjacent to Residential Areas</p>	<p>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:</p>
	<p>a. The required shrubs shall create a minimum three-foot tall screen within two years of planting.</p>
	<p>b. Drought and freeze-resistant shrubs shall be used, including but not limited to:</p>
	<p>Photinia</p>
	<p>Dwarf Burford Holly</p>
	<p>Dwarf Chinese Holly</p>
	<p>Dwarf Yaupon Holly</p>

	Other plants may be used with staff approval.
	c. All plant materials shall be selected, installed and maintained in accordance with Section 3-1200, Nos. 3, 4 and 5.

2-819 **LC - LIGHT COMMERCIAL**

- A. 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)
- B. PERMITTED USES - (see Section 5-100 for site plan requirements)

Most uses from the following categories are permitted:

- 1. Retail
- 2. Service
- 3. Institutional
- 4. Professional
- 5. Transportation, Utility or Communication

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	None
2. Minimum Lot Width	None
3. Minimum Lot Depth	None
4. Minimum Front Yard	50 feet, except as provided in Section 3-500.
5. Minimum Side Yard	None, except as provided in Section 3-600.
--of Corner Lot	50 feet on street side.
6. Minimum Rear Yard	Ten feet where no alley abuts the rear property line (see Section 3-700).
7. Maximum Height	Two stories, 35 feet (see Section 3-800).
8. Maximum Lot Coverage	40% (for gasoline service stations, see Section F - Special District Requirements).
9. Maximum Floor Area Ratio	0.8:1

D. PARKING REQUIREMENTS - See Section 3-1100, Parking Regulations

E. LANDSCAPING - See Section 3-1200

F. SPECIAL DISTRICT REQUIREMENTS (ZC 2002-33; Ordinance No. 2002-8-14)

1. 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.
2. For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

G. LIMITED ASSEMBLY & MANUFACTURING

In the Light Commercial district, limited assembly and manufacturing uses shall meet the following standards: (ZC 98-67; Ordinance No. 99-10-13)

1. Operations should be fully enclosed with no outside storage of goods or materials;
2. Storage and distribution facilities should be incidental to the main use;
3. Dock areas should be screened from adjacent properties and public streets; and
4. No noise, vibration, odor, smoke and dust should impact adjacent properties in conformance with the performance standards in Section 3-1300.

2-820 **CE - COMMERCIAL EMPLOYMENT**

- A. PURPOSE - The "CE" district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, light manufacturing and multi-family residences. The major focus of the CE district is to be corporate headquarters and research facilities arranged in a campus-like setting.
- B. PERMITTED USES - (See Section 5-100 for site plan requirements)

Uses from the following categories are permitted:

- 1. Retail
- 2. Service
- 3. Institutional
- 4. Professional
- 5. Transportation, Utility or Communication
- 6. Residential - (only multi-family)

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENT (RESIDENTIAL)

1. Maximum Residential Density	21.5 units per acre; 174 units per acre if over three stories.
2. Minimum Lot Area	8,400 square feet
3. Minimum Lot Width	70 feet
4. Minimum Lot Depth	120 feet, one-three stories; 200 feet, three or more stories.
5. Minimum Front Yard	25 feet, except as provided in Sections 3-104 and 3-500.
6. Minimum Side Yard	Ten feet (see Sections 3-104 and 3-600).
--of Corner Lot	25 feet on street side (see Section 3-601).
7. Minimum Rear Yard	Ten feet (see Sections 3-104 and 3-700).
8. Minimum Floor Area/ Dwelling Unit	500 square feet - Efficiency
	650 square feet - One Bedroom

	800 square feet - Two Bedroom
	200 square feet per additional bedroom
9. Maximum Lot Coverage	40%, plus 10% additional coverage permitted for accessory structures (see below and Section 3-701).
10. Maximum Height	Where adjacent to existing or planned residential zoning the setback from the zoning district boundaries shall be:
	0 - 400 feet - Two stories
	401 - 600 feet - Four stories
	601 - 800 feet - Six stories
	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 stories
	601 - 800 feet - Six stories
	800+ feet - No restriction, except as provided for under Section 3-500.
11. Minimum Open Space	Same as MF-3 requirements in Section 3-104-5.

**D. AREA, YARD, AND BULK REQUIREMENTS (NON RESIDENTIAL)**

1. Minimum Lot Area	None
2. Minimum Lot Width	None
3. Minimum Lot Depth	None
4. Minimum Front Yard	50 feet, except as provided below and in Section 3-500.
5. Minimum Side Yard	None except as provided in Section 3-600.

--of Corner Lot	50 feet on street side.
6. Maximum Side Yard	None
7. Minimum Rear Yard	Ten feet where no alley abuts the rear property line (see Section 3-700).
8. Maximum Lot Coverage	50% Retail and Mixed Use; 40% all other uses (for gasoline service stations, see Section G-1, Miscellaneous Special District Requirements).
9. Maximum Height	Where adjacent to existing or planned residential zoning the setback from the zoning district boundaries shall be:
	0 - 400 feet - Two stories
	401 - 600 feet - Four stories
	601 - 800 feet - Six stories
	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 stories
	601 - 800 feet - Six stories
	800+ feet - No restriction, except as provided for under Section 3-500.

E. LANDSCAPING - Section 3-1200 shall apply, except as amended to require 7% of the lot area to be used for landscaping for retail and 10% 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.

F. PARKING REGULATIONS

In addition to the requirements in Section 3-1100, Parking Regulations, the following requirements shall apply:

1. 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.
2. Any off-street parking requirements may be provided off-site even if such sites are non-adjacent or non-contiguous 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.
3. 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.

G. SPECIAL DISTRICT REQUIREMENTS (ZC 2002-33; Ordinance No. 2002-8-14)

1. MISCELLANEOUS

- a. District requires a minimum contiguous area of 200 acres.
- b. Parking structures or surface parking facilities shall be excluded in computing lot coverage.
- c. A minimum front yard of 50 feet shall be required for any non-residential 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.

- d. The City Council, at the time of granting Commercial Employment 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.
- e. The City Council, at the time of granting Commercial Employment district zoning to any tract of land, shall have the authority to limit multi-family uses to certain designated locations within such tract and to limit the number of multi-family units to be built on such designated locations.
- f. A general phasing plan for the total development of the property shall be approved at the time of land study approval.
- g. 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.
- h. Site plan approval in accordance with Article 5 shall be required.
- i. 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.)
- j. For mini-warehouse/public storage developments, a maximum 50% lot coverage shall be allowed.

## 2. OVERALL DENSITY RESTRICTION

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

### 3. LOCATION OF USES

- a. No radio, television or microwave tower shall be located with 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.

- b. 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 Section 3-106 for other provisions.)
- c. 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.

### **SPECIAL RULES FOR CE AND CB-1 ZONING**

1. On the portion of the property zoned CE, a maximum of 2,500 multi-family 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 in Section 2 below. Additional multi-family dwelling units may be permitted within such area, and multi-family dwelling units may be permitted in any other location on the portion of the property zoned CE, by Specific Use Permit. (ZC 98-15)
2. On the portion of the property zoned CB-1, a maximum of 1,500 multi-family dwelling units shall be permitted by right. However, additional units may be allowed by right through the transfer of unused units in the White Rock Creek area as noted in Section 1 above. Additional multi-family dwelling units may be permitted on the portion of the property zoned CB-1, by a Specific Use Permit. (ZC 98-15)
3. 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.
4. 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.

5. 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)
  - a. 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)
  - b. 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)

2-821 **CB-1 - CENTRAL BUSINESS-1**

A. 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.

B. PERMITTED USES - (See Section 5-100 for site plan requirements)

1. Retail
2. Service
3. Institutional
4. Professional
5. Transportation, Utility or Communication
6. Residential - (only multi-family)

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS (RESIDENTIAL)

1. Maximum Residential Density	21.5 units per acre; 174 units per acre if over three stories.
2. Minimum Lot Area	8,400 square feet
3. Minimum Lot Width	70 feet
4. Minimum Lot Depth	120 feet, one-three stories; 200 feet, three or more stories.
5. Minimum Front Yard	None, except as provided in Sections 3-104 and 3-500.
6. Minimum Side Yard	None, except as provided in Sections 3-104 and 3-600.
7. Minimum Rear Yard (ZC 98-15)	None (see Sections 3-104 and 3-700).
8. Minimum Floor Area Dwelling Unit (ZC 98-15)	400 square feet, with no more than 10% of the units less than 550 square feet.
9. Maximum Lot Coverage	None
10. Maximum Height	None
11. Minimum Open Space (ZC 98-15)	100 square feet per unit.

#### D. AREA, YARD, AND BULK REQUIREMENTS (NONRESIDENTIAL)

1. Minimum Lot Area	None
2. Minimum Lot Width	None
3. Minimum Lot Depth	None
4. Minimum Front Yard	None, except as provided in Section 3-500.
5. Minimum Side Yard	None, except as provided in Section 3-600.
6. Maximum Side Yard	None
7. Minimum Rear Yard	Ten feet where no alley abuts the rear property line (see Section 3-700).
8. Maximum Lot Coverage	None (for gasoline service stations, see Section F-1, Special District Requirements).
9. Maximum Height	None

#### E. PARKING REGULATIONS

In addition to the requirements in Section 3-1100, Parking Regulations, the following requirements shall apply:

1. 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)
2. Any off-street parking requirements may be provided off-site even if such sites are non-adjacent or non-contiguous 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.

3. 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.

## F. SPECIAL DISTRICT REQUIREMENTS

### 1. MISCELLANEOUS

- a. District requires a minimum contiguous area of 100 acres.
- b. The City Council, at the time of granting Central Business-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.
- c. The City Council, at the time of granting Central Business-1 district zoning to any tract of land, shall have the authority to limit multi-family uses to certain designated locations within such tract and to limit the number of multi-family units to be built on such designated locations.
- d. A general phasing plan for the total development of the property shall be approved at the time of land study approval.
- e. 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.
- f. Site plan approval in accordance with Article 5 shall be required for development of property.
- g. 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.)

## 2. OVERALL DENSITY RESTRICTION

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

## 3. LOCATION OF USES

- a. 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.

### **SPECIAL RULES FOR CE AND CB-1 ZONING**

1. On the portion of the property zoned CE, a maximum of 2,500 multi-family 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 in Section 2 below. Additional multi-family dwelling units may be permitted within such area, and multi-family dwelling units may be permitted in any other location on the portion of the property zoned CE, by Specific Use Permit. (ZC 98-15)
2. On the portion of the property zoned CB-1, a maximum of 1,500 multi-family dwelling units shall be permitted by right. However, additional units may be allowed by right through the

transfer of unused units in the White Rock Creek area as noted in Section 1 above. Additional multi-family dwelling units may be permitted on the portion of the property zoned CB-1, by a Specific Use Permit. (ZC 98-15)

3. 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.
4. 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.
5. 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)
  - a. 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)
  - b. 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)

2-822 **LI-1 - LIGHT INDUSTRIAL-1**

A. 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.

B. PERMITTED USES - (See Section 5-100 for site plan requirements)

Nearly all uses except residential uses are permitted. See Schedule I, Permitted Uses for a complete list.

C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	None
2. Minimum Lot Width	None
3. Minimum Lot Depth	None
4. 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.
5. Minimum Side Yard	None, except as provided in Section 3-600.
-- of Corner Lot	50 feet
6. Maximum Side Yard	None
7. Minimum Rear Yard	Ten feet where no alley abuts rear lot line (see Sections 3-700).
8. Maximum Lot Coverage	50%
9. Maximum Height	None
10. Maximum Floor Area Ratio	1:1

D. PARKING REQUIREMENTS - See Section 3-1100, Parking Regulations

E. LANDSCAPING - See Section 3-1200

F. SPECIAL DISTRICT REQUIREMENTS

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

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.)

2-823 **LI-2 - LIGHT INDUSTRIAL-2**

- A. PURPOSE - The "LI-2" district is intended to provide areas for manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental service that are developed in accordance with the same performance standards applicable to all other zoning districts.
- B. PERMITTED USES: (See Section 5-100 for site plan requirements)

Nearly all uses except residential uses are permitted. See Schedule I, Permitted Uses, for a complete list.

C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	None
2. Minimum Lot Width	None
3. Minimum Lot Depth	None
4. 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.
5. Minimum Side Yard	None, except as provided in Section 3-600.
-- of Corner Lot	50 feet
6. Maximum Side Yard	None
7. Minimum Rear Yard	Ten feet where no alley abuts rear lot line (see Section 3-700).
8. Maximum Lot Coverage	50%
9. Maximum Height	None
10. Maximum Floor Area Ratio	2:1

D. PARKING REQUIREMENTS - See Section 3-1100, Parking Regulations

E. LANDSCAPING - See Section 3-1200

F. SPECIAL DISTRICT REQUIREMENTS

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

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.)

2-824 **RE - REGIONAL EMPLOYMENT DISTRICT (ZC 2000-68, ORDINANCE NO. 2000-10-11)**

- A. PURPOSE - The RE (Regional Employment) 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.
- B. PERMITTED USES - (See Section 2-500 for the full list of permitted uses and Section 5-100 for site plan requirements.)
  - Most uses from the following categories are permitted:
    1. Office and Professional Uses
    2. Educational, Institutional, Public, and Special Uses
- C. AREA, YARD, AND BULK REQUIREMENTS (Building placement and bulk are subject to compliance with building and fire codes.)

1. Minimum Lot Area	None
2. Minimum Lot Width	None
3. Minimum Lot Depth	None
4. Minimum Front Yard	From the frontage roads of a Type "T" or "AA" thoroughfare (as identified on the City's Thoroughfare Plan) - 50 feet; and
	From all other streets - 50 feet except as specified in Section 3-500 or No. 10 below.
5. Minimum Side Yard	None
--of Corner Lot	50 feet on street side.
6. Minimum Rear Yard	None
7. Maximum Height (ZC 2001-08; Ordinance No. 2001-5-28)	Twenty stories, not to exceed 325 feet in height except as noted in No. 10 below.

	<p>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 No. 10 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.</p>
8. Maximum Lot Coverage	50%, 70% if structured parking facilities are included.
9. Maximum Floor Area Ratio	1:1
10. Other Setback Requirements (ZC 2001-08; Ordinance No. 2001-5-28)	<p>In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum setbacks from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district:</p>
	<p>a. A minimum setback of fifty feet as measured from the property line or three times the height, minus thirty feet as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure or accessory building, at a certain setback, would be equal to one-third the setback plus ten feet.</p>

	<p>b. A maximum height of eight stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.</p>
	<p>c. Beyond 1,000 feet, the setback shall be increased at a rate of one times the height of that portion above 140 feet or eight stories, whichever is more restrictive, up to 325 feet in height or twenty stories, whichever is more restrictive.</p>
	<p>(See Appendix Illustration No. 17 for clarification.)</p>

D. PARKING REQUIREMENTS - See Section 3-1100, Parking Regulations

E. LANDSCAPING - See Section 3-1200, Section 4-600, and F-1-a below.

F. SPECIAL DISTRICT REQUIREMENTS

1. 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 a 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 towards the parallel Type "C" and above roadway and which are not blocked from view by a building or other structure shall be screened by increased the landscaping

requirements. In such instances, a 50-foot landscaped 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 landscaped edge. Said berms shall have a maximum slope of four (4) to one (1), requiring at least four (4) feet of horizontal width for every one (1) 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 landscaping edge shall include one (1) three-inch (3") caliper shade tree and one (1) ornamental tree (7 foot planted height) per 25 feet of frontage on the specified thoroughfare. Driveways may extend through the landscaped edge if they meet the city's requirements for location, design, and traffic visibility.

- b. 75% 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)
- c. Roof mounted mechanical units shall be screened in accordance with Section 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 landscaped 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. Retail and service uses identified with an “\*” in the Schedule of Permitted Uses, Section 2-502, may not occupy more than 10% 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 10% 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 non-contiguous parcels of land.

A freestanding (sole use and occupant) restaurant/cafeteria is permitted in a RE district as part of the 10% 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.”

2-825 **RC - REGIONAL COMMERCIAL DISTRICT (ZC 2000-68; ORDINANCE NO. 2000-10-11)**

- A. PURPOSE - The RC (Regional Commercial) district is intended for use in conjunction with a 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.
  
- B. PERMITTED USES - (See Section 2-500 for the full list of permitted uses and Section 5-100 for site plan requirements.)  
 - Most uses from the following categories are permitted:
  - 1. Retail Uses
  - 2. Service Uses
  - 3. Office and Professional Uses
  - 4. Educational, Institutional, Public, and Special Uses
  
- C. AREA, YARD, AND BULK REQUIREMENTS - (Building placement and bulk are subject to compliance with building and fire codes.)

1. Minimum Lot Area	None
2. Minimum Lot Width	None
3. Minimum Lot Depth	None
4. Minimum Front Yard	From the frontage roads of a Type “T” or “AA” thoroughfare (as identified on the City’s Thoroughfare Plan) - 50 feet; and
	From all other streets - 50 feet except as specified in Section 3-500 or No. 10 below.
5. Minimum Side Yard	None
--of Corner Lot	50 feet on street side
6. Minimum Rear Yard	None
7. Maximum Height (ZC 2001-08; Ordinance No. 2001-5-28)	Twenty stories, not to exceed 325 feet in height except as noted in No. 10 below.

	<p>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 No. 10 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.</p>
<p>8. Maximum Lot Coverage</p>	<p>50%, 70% if structured parking facilities are included.</p>
<p>9. Maximum Floor Area Ratio</p>	<p>1:1</p>
<p>10. Other Setback Requirements (ZC 2001-08; Ordinance No. 2001-5-28)</p>	<p>In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum setbacks from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district:</p>
	<p>a. A minimum setback of fifty feet as measured from the property line or three times the height, minus thirty feet, as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure or accessory building, at a certain setback, would be equal to one-third the setback plus ten feet.</p>

	<p>b. A maximum height of eight stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.</p>
	<p>c. Beyond 1,000 feet, the setback shall be increased at a rate of one times the height of that portion above 140 feet or eight stories, whichever is more restrictive, up to 325 feet in height or twenty stories, whichever is more restrictive.</p>
	<p>(See Appendix Illustration No. 17 for clarification.)</p>

D. PARKING REQUIREMENTS - See Section 3-1100, Parking Regulations

E. LANDSCAPING - See Section 3-1200, Section 4-600, and F-1-a below.

F. SPECIAL DISTRICT REQUIREMENTS

1. 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 a 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 towards the parallel Type "C" and above roadway 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 landscaped 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 landscaped edge. Said berms shall have a maximum slope of four (4) to one (1), requiring at least four (4) feet of horizontal width for every one (1) 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 (1) three-inch (3") caliper shade tree and one (1) ornamental tree (7 foot planted height) per 25 feet of frontage on specified thoroughfares. Driveways may extend through the landscaped edge if they meet the city's requirements for location, design, and traffic visibility.

- b. 75% 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 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 Section 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 landscaped 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.

2-826 **UR - URBAN RESIDENTIAL**

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

## B. PERMITTED USES

1. Single-Family Residence, Detached
2. Church and Rectory
3. Park Playground or Community Center
4. School, Public or Parochial
5. Bed and Breakfast inn
6. Studio-Residence

See Schedule I, Permitted Uses, for a complete listing.

## C. AREA, YARD, AND BULK REQUIREMENTS

1. Minimum Lot Area	5,000 square feet
2. Minimum Lot Width	50 feet
--of Corner Lot	55 feet
3. Minimum Lot Depth	90 feet
4. Minimum Front Yard	Ten feet or within five feet of the average setback of existing, adjacent structures facing the same street, whichever is greater (see Section 3-500).
5. Minimum Side Yard	Five feet
-- of Corner Lot	Ten feet on street side (See Section 3-600).
6. Maximum Side Yard	Ten feet
7. Minimum Rear Yard	Five feet (see Section 3-700).
8. Minimum Floor Area Dwelling Unit	800 square feet
9. Maximum Height	Two stories, 35 feet (see Section 3-800).
10. Maximum Coverage	60%, including accessory uses and/or building.
11. Maximum Floor Area	None

12. Parking Requirements	Two parking spaces per dwelling unit (see Section 3-1100, Parking Regulations).
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**D. OTHER REGULATIONS**

Multi-family 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.

2-827 **RT - RESEARCH/TECHNOLOGY CENTER (ZC 98-69: ORDINANCE NO. 98-10-10)**

- A. 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.
- B. PERMITTED USES - See Section 5-100 for site plan requirements.

Some uses from the following categories are permitted:

- 1. Educational, Institutional, Public and Special Uses
- 2. Office and Professional
- 3. Transportation, Utility or Communication
- 4. Commercial, Manufacturing and Industrial

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD & BULK REQUIREMENTS

1. Minimum Lot Area	None
2. Minimum Lot Depth	None
3. Minimum Lot Width	None
4. Minimum Front Yard	50 feet, except as provided in Section 3-500 and Number 11 below.
5. Minimum Side Yard	30 feet, except as provided in Section 3-600 and Number 11 below.
6. Minimum Rear Yard	30 feet, except as provided in Section 3-700 and Number 11 below.
7. Maximum Height	20 stories, 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 Number 11 below.)
8. Maximum Lot Coverage	45%, 60% with structured parking.
9. Maximum Floor Area Ratio	1:1

10. Minimum District Size	25 contiguous acres
11. 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. 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.
	b. 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 12 stories or 200 feet in height, whichever is more restrictive.

**D. OFF-STREET PARKING AND LOADING REQUIREMENTS -**  
See Section 3-1100. (ZC 2002-48; Ordinance No. 2002-10-41)

1. 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
0 to 20,000	Four
Over 20,000	One for each additional 10,000 square feet up to a maximum of twelve.

2. 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, landscaped 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 loading area.

Screening elements should be a minimum of eight (8) feet in height at installation. Berms should not exceed a slope of three (3) feet, horizontal to one (1) 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 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 twelve (12) feet.

Plant materials used for screening shall include a combination of shade and ornamental trees (four (4) inches minimum caliper), conifers (eight (8) feet minimum height) and shrubs (five (5) 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.

3. Loading areas in RT districts are intended to provide for short-term pick-up and delivery. On site storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading areas.
4. 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 (1 space per 300 square feet) for 75% of the gross floor area of any building.

## E. LANDSCAPING

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. (Also see Section 3-1200.)

## F. SIGNAGE STANDARDS

All freestanding “general business”, “identification”, “institution” and “multi-purpose” 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 (6) inches of masonry, rock, or other material if compatible with an associated building’s fascia. An additional allowance of up to three (3) 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:

### 1. 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 - NA

### 2. Identification signs:

- Maximum height - 12 feet
- Maximum size - 125 square feet
- Maximum size of copy area - 100 square feet

### 3. Institutional signs:

- Maximum height - 12 feet
- Maximum size - 45 square feet
- Maximum size of copy area - 30 square feet

4. Multi-purpose signs:

- Maximum height - 15 feet
- Maximum size - 225 square feet
- Maximum copy size

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:

1. 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 are - NA

2. Identification signs:

- Maximum height - Six feet
- Maximum size - 70 square feet
- Maximum size of copy are - 50 square feet

3. Institutional signs:

- Maximum height - Six feet
- Maximum size - 35 square feet
- Maximum size of copy area - 20 square feet

## 4. Multi-purpose signs:

- Maximum height - Six feet
- Maximum size - 125 square feet
- Maximum copy size

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.

## G. SPECIAL DISTRICT REQUIREMENTS

1. In the Research/Technology Center district, permitted uses shall meet the following standards:
  - a. Operations should be fully enclosed with no outside storage of goods or materials;
  - b. No noise, vibration, odor, smoke and dust should impact adjacent properties in conformance with the performance standards in Section 3-1300.
2. Retail and service uses identified with an “\*” in the Schedule of Permitted Uses, Section 2-502, may not occupy more than 10% 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 10% 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 non-contiguous parcels of land.

A freestanding (sole use and occupant) restaurant/cafeteria is permitted in a RT district as part of the 10% 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.

3. 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 a RT district or preliminary site plan or site plan proposing uses other than those permitted by right in a 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 non-conforming use as described in Subsection 2-704. (ZC 2000-36; Ordinance No. 2000-6-26)
4. 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 Subsection 2-827-D.3. regarding “loading areas.” Notwithstanding 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)

5. Warehousing is allowed as an accessory use to “Limited Assembly and Manufacturing Use” and is not subject to the maximum percentage requirements in No. 3 above.

2-828 **CC - CORRIDOR COMMERCIAL (ZC 98-68; ORDINANCE NO. 99-10-14)**

- A. 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.
- B. PERMITTED USES - See Section 5-100 for site plan requirements.

Most uses from the following categories are permitted:

- 1. Retail
- 2. Service
- 3. Institutional
- 4. Professional
- 5. Transportation, Utility or Communication

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD & BULK REQUIREMENTS

1. Minimum Lot Area	None
2. Minimum Lot Width	None
3. Minimum Lot Depth	None
4. Minimum Front Yard	50 feet, except as specified in Section 3-500 and Number 10 below.
5. Minimum Side Yard	None
--of corner lot	50 feet
6. Maximum Rear Yard	None
7. Maximum Height	20 stories, not to exceed 325 feet in height except as noted in Number 10 below.
8. Maximum Lot Coverage	50%, 70% if structured parking is included.
9. Maximum Floor Area Ratio	1:1

<p>10. Setbacks from Residential Districts</p>	<p>In addition to the above yard requirements, the following additional setbacks shall apply (as measured from nearest residential district boundary line):</p>
	<p>a. 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.</p>
	<p>b. 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.</p>

D. PARKING REQUIREMENTS - See Section 3-1100, Parking Regulations

E. LANDSCAPING - See Section 3-1200

F. SPECIAL DISTRICT REQUIREMENTS

1. 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.
2. Multi-family 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.

G. LIMITED ASSEMBLY AND MANUFACTURING

In the CC district, limited assembly and manufacturing uses shall meet the following standards:

1. Operations should be fully enclosed with no outside storage of good or materials;

2. Storage and distribution facilities should be incidental to the main use;
3. Dock areas should be screened from adjacent properties and public streets; and
4. No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Section 3-1300.

**2-900**      **SUMMARY OF YARD, LOT, AND HEIGHT REQUIREMENTS**

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The following Schedule II is incomplete and provided for informational and comparison purposes only. If any provision of Schedule II is in contradiction with any other provision of this ordinance, such other provision shall prevail.