

ARTICLE 3 - SUPPLEMENTARY REGULATIONS

3-100 SUPPLEMENTARY REGULATIONS FOR PRINCIPLE PERMITTED USES AND SPECIFIC USES

3-101 Arcades

An arcade shall be prohibited within 300 feet of any church, or residential zoned district and within 1,000 feet of any public or parochial school. The 300 foot separation from a residentially zoned district may be waived altogether, and the 1,000 foot separation between an arcade and a public or parochial school may be reduced to a minimum of 300 feet, if City Council affirmatively finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety or general welfare, or otherwise offensive to the neighborhood. The distance is measured in a straight line from the front door of the premises to be permitted to the nearest property line of the church, school or residential property. (ZC 93-21; Ordinance No. 93-9-24)

3-102 Day Care Centers (ZC 96-32; Ordinance No. 96-8-11)

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

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

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

Day care centers are permitted in non-residential districts only when:

1. The day care center is platted on an individual lot, or;
2. The day care center is in a multi-occupant building with direct access to the exterior of the building. Direct access must be provided to the outdoor play space. The outdoor play space must be immediately adjacent and not separated from the day care center.
3. The day care center is in an enclosed shopping mall exceeding 500,000 square feet of gross leasable area, provided the center shall be located within the interior of the mall, with no direct access to the exterior of the building. Day care shall be provided for less than four hours per day for an individual person within a mall day care center, or;
4. The day care center is located in an office structure or similar single-user structure with no direct access to the exterior of the building other than doorways connecting to outdoor play space as per building code requirements, or;
5. The day care center is an accessory use which provides a service to employees, customers, or patrons of the principal use. A two square foot identification sign may be provided, or;
6. The day care center is in an accessory building located on the same lot as the main building which provides a service to employees, customers, or patrons of the main building. A two square foot identification sign may be provided.

All day care centers shall comply with the following standards:

1. All passenger loading and unloading areas and outdoor play space shall be located so as to avoid conflict with vehicular traffic. Adequate walkways shall be provided.
2. Outdoor play space shall be provided at a rate of 65 square feet per child. This requirement shall be based on the maximum design capacity of the day care facility constructed. The outdoor play space shall have no dimension of less than thirty (30) feet. This requirement

may be waived by the Planning & Zoning Commission if the day care is provided for less than four hours per day for an individual person.

- In residential districts, a maximum of one-half of the required outdoor play space may be provided off-site in a public park. When off-premises outdoor play area is utilized, it must be located within 100 feet of the day care facility premises and safely accessible without crossing at-grade, any major or secondary thoroughfare.
3. No day care center shall be part of a one-family or two-family dwelling.
 4. A day care center shall abut and derive its primary access from a street with a pavement width of 36 feet or greater.
 5. As a general guideline, no portion of a day care center site should be located within 300 feet of gasoline pumps or underground gasoline storage tanks, or any other storage area for explosive materials.

3-103 Construction Yards, Field Offices, Model Homes, and Other Temporary Buildings (ZC 92-99/ZC 96-16; Ordinance No. 96-5-10)

1. Temporary permits for construction yards, field offices, model homes and other temporary buildings shall be permitted upon application, payment of fee and issuance of a permit for a period of time not to exceed twenty-four (24) months. Construction yards, field offices and other temporary buildings utilized in the development of a project may be granted extensions by the Building Official until the issuance of a Certificate of Occupancy for the respective project. Extensions for model homes may be granted by the Building Official. Permits may be revoked by the Building Official if the use of the building or structure is contrary to the uses allowed by definition in this ordinance.
2. Homebuilder Marketing Centers (ZC 92-99)
 - A Specific Use Permit is required and is valid for two years from the date that the ordinance is approved by City Council. Only subdivisions located within the City municipal boundaries may be marketed. The

applicant shall specify the subdivisions to be marketed from the center. This list shall become part of the SUP ordinance.

- A facade plan shall be submitted with the zoning application. A center that is designed as a permanent structure shall comply with Section 3-300 (Minimum Structure Standards) of the Zoning Ordinance. The roof shall either be a hip or a gable roof. The design and exterior finish of temporary structures shall be regulated by the site plan and facade plan adopted in conjunction with the Specific Use Permit.
- The center shall also comply with Section 3-1200(1)(a)(d) (Landscaping Requirements) of the Zoning Ordinance. Other sections of the landscaping requirements do not apply.
- A center located in a residential district shall be limited to an area where a Phase II land study for a residential development has been approved for the site and the center is sponsored by the developer(s) of the residential development. The temporary structure shall be removed after the center is abandoned. However, if the building is to be reused, the building shall be designed and constructed as a permanent structure.
- The center may be located in a residential district as part of a private recreation center or country club. The private recreation center or country club shall be a common amenity that ties the subdivisions being marketed from the center together.
- The SUP may be considered for an extension upon the applicant's request. The request to extend the SUP must be filed and approved before expiration of the SUP.

3-104 Multi-Family Residence

1. Minimum side and rear yard setbacks from adjacent non-residential and multi-family zoning shall be:

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

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

BUILDING ORIENTATION	DISTANCE
Face to Face ¹	30 feet
Face to End ²	20 feet
Corner to Corner	15 feet
Angled Corner to Face (60° to 90° angle)	20 feet
*Courtyard Face to Face ³	30 feet
End to End	15 feet

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

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

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

*Refer to Zoning Ordinance Definition.

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

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

4. Usable Open Space

Each lot or parcel of land, which is used for multiple-family residences, shall provide on the same lot or parcel of land, usable open space (as defined in Section 1-600), in accordance with the table below:

USABLE OPEN SPACE REQUIREMENT

Zoning Districts

Number of Bedrooms or Sleeping Rooms	Multi-Family-1	Multi-Family-2	Multi-Family-3
One or Less	600 sq. ft.	500 sq. ft.	400 sq. ft.
Each Additional Bedroom Over One	300 sq. ft.	300 sq. ft.	300 sq. ft.

In those instances where a parcel of land has been zoned for multiple-family use with a Specific Use Permit or Planned Development classification and the permitted densities do not conform exactly with those permitted in the MF-1, MF-2 or MF-3 districts, usable open space shall be provided in accordance with that required for the multiple-family zoning district which most closely approximates the density permitted under the SUP or PD.

In meeting this requirement, a credit of three square feet may be applied for each square foot utilized for swimming pools and adjacent decks, patios, or lounge areas within 10 feet of a pool;

developed and equipped children's' play areas; and usable portions of recreational buildings. Tennis courts are specifically excluded from this increased credit allowance. At the time of site plan approval, the Planning & Zoning Commission and/or City Council may allow a credit not to exceed 10% of the total required usable open space for adjacent and immediately accessible public parks. The combined credit for areas calculated at a three-to-one basis and for public parks shall not exceed 50% of the total usable open space for an individual lot or parcel of land.

At the time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope, if it is determined that such areas are environmentally or aesthetically significant and their preservation would enhance the development. Also, at this time, approval may be granted for up to one-third of the required open space to be credited for 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?

3-105 Private Clubs (ZC 2000-68; Ordinance 2000-10-11)

1. Private clubs shall be restricted to the following use districts:
 - a. The Downtown Business/Government district; or
 - b. Contiguous Regional Commercial and/or Regional Employment districts collectively comprising 30 acres or more; or

- c. Contiguous Retail zoning districts collectively comprising 30 acres or more; or
 - d. Contiguous Light Commercial zoning districts collectively comprising 30 acres or more; or
 - e. Contiguous Office-2 zoning districts collectively comprising 30 acres or more; or
 - f. Contiguous Central Business-1 districts collectively comprising 30 acres or more; or
 - g. Contiguous Research/Technology districts collectively comprising 30 acres or more; or
 - h. Contiguous Corridor Commercial districts collectively comprising 30 acres or more; or
 - i. Contiguous Commercial Employment districts collectively comprising 100 acres or more; or
 - j. The contiguous Light Commercial, Retail, Office-2, Light Industrial-1, Light Industrial -2, and Corridor Commercial zoning which is located adjacent to U.S. 75 and is not further west than 1,500 feet from the right-of-way of U.S. 75, and is not further east than 1,000 feet from the right-of-way of U.S. 75; or
 - k. Office-2, Retail, Light Commercial, Regional Employment, Regional Commercial, Corridor Commercial, Research/Technology, or Light Industrial districts when operated in conjunction with a hotel or motel or in conjunction with a regional shopping mall of not less than 750,000 square feet; or
 - l. Any district when in conjunction with a country club or golf course.
2. A private club shall be prohibited within 1,000 feet of the property line of any church, public or parochial school, hospital, or publicly-owned park, except that this prohibition will not apply to property located within 1,000 feet of a hospital or publicly-owned park if the City Council affirmatively finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety or general welfare, or otherwise offensive to the

neighborhood. In the BG district, the minimum separation between any church or public or private school shall be 300 feet, measured as prescribed above. All other separation provisions shall be as noted above.

3. A private club shall be prohibited within 300 feet of the boundary of any residentially zoned district, except that this prohibition will not apply to property located within 300 feet of the boundary of a residentially zoned district if the City Council affirmatively finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety or general welfare, or otherwise offensive to the neighborhood.
4. All distances provided for in this section shall be determined by measurement to be made in a straight line from the front door of the premises to be permitted to the nearest boundary line of the said church, public or parochial school, hospital, publicly-owned park, or residentially zoned district.
5. The following limitations are established for the issuance of specific use permits for private clubs:
 - a. For contiguous Retail, contiguous Office-2, contiguous Light Commercial, contiguous Business/Government, contiguous Corridor Commercial, Research/Technology, and combined zoning districts within the City, but excluding (1) a hotel or motel; and (2) a regional shopping mall of not less than 750,000 square feet, specific use permits may be issued in accordance with the following:
 - i. No more than 2 specific use permits shall be issued for a tract of land which is greater than 30 acres, but less than or equal to 44.
 - ii. No more than 3 specific use permits shall be issued for a tract of land which is greater than 45 acres but less than or equal to 59 acres.
 - iii. No more than 4 specific use permits shall be issued for a tract of land which is greater than 60 but less than or equal to 74 acres.
 - iv. No more than 5 specific use permits shall be issued for a tract of land which is greater than 75 but less than or equal to 89 acres.

- v. In areas which are 90 acres or larger, the number of specific use permits issued for private clubs shall not be limited based upon acreage.
 - b. A hotel or motel shall be issued not more than 1 specific use permit, provided that the floor area of the restaurant need not be contiguous as long as all the floor area within the private club is situated within the same building.
 - c. For contiguous Commercial Employment districts collectively comprising 100 acres or more, a maximum of 1 specific use permit may be issued for each 100 acres of land.
 - d. For contiguous Central Business-1 districts collectively comprising 30 acres or more, a maximum of 2 specific use permits may be issued for each 30 acres of land.
 - e. A country club or golf course shall not be issued more than 1 specific use permit.
 - f. For the contiguous Light Commercial, Retail, Office-2, Corridor Commercial, and Light Industrial zoning described in 3-105-1-j above, there shall be no limitation on the number of private clubs which may be permitted.
 - g. In calculating the acreage in contiguous Retail, Office-2, Corridor Commercial, Light Commercial, and Light Industrial zoning districts outside of and adjacent to the areas described in 3-105-1-j above, acreage in contiguous Retail, Office-2, Light Commercial, and Corridor Commercial zoning districts within the described adjacent area shall be included up to a maximum of 30 acres.
6. All specific use permits issued for the operation of private clubs shall be conditioned that:
- a. 65% of gross receipts be derived from the sale of food, subject to an annual audit provided at the expense of the permitted for review by the City Council;
 - b. The permitted premises contain a minimum of 80 dining seats allowing a minimum area of 12 square feet of dining area per dining chair;

- c. The permitted comply with the provisions of the Alcoholic Beverage Code and receive a private club permit from the State of Texas within six months from the date of issuance of the specific use permit by the City Council, each such limitation in time being subject to review and possible extension by the City Council; and
 - d. Such other conditions and restrictions which the City Council may determine at the time of granting the specific use permit are necessary to protect and provide for the health, safety and general welfare of the community.
7. City Council may revoke a specific use permit granted hereunder if it finds that any of the conditions imposed at the time of granting the permit are not met, or thereafter cease to exist. City Council may deny a specific use permit for the operation of a private club if it should affirmatively determine that issuance of the same would be detrimental or offensive to the neighborhood or otherwise be contrary to the health, safety and general welfare of the City and its inhabitants.
8. All specific use permits issued for the operation of private clubs shall be further conditioned that the same may be canceled, suspended or revoked in accordance with the provisions of Ordinance No. 79-6-10, which is incorporated herein by reference and made a part hereof for all purposes.

3-106 Heliports, Helistops, and Airports (ZC 97-24)

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

2. Notwithstanding the foregoing, the City Council may approve a proposed heliport or helistop situated less than one thousand feet from the above delineated property if the Council first finds as a matter of fact that all of the following criteria have been met: (Ordinance No. 97-6-23; ZC 97-24)
 - a. Structures or natural terrain features between the proposed heliport or helistop and any such property within the one thousand foot requirement lessen the noise impact of such heliport or helistop operations upon such property to a level lower than the level which would be experienced if the heliport or helistop were located one thousand feet from all such property with no structures or terrain intervening; (Ordinance No. 97-6-23; ZC 97-24)
 - b. The Federal Aviation Administration has approved approach and departure paths for the proposed heliport or helistop which require all departures to be made at an angle of more than 90 degrees from any boundary of any such property which is less than one thousand feet from the proposed heliport or helistop; and (Ordinance No. 97-6-23; ZC 97-24)
 - c. That no substantial adverse impact exists on residence or businesses within the one thousand foot requirement. (Ordinance No. 97-6-23; ZC 97-24)
3. All Specific Use Permits issued for airport, heliport, or helistop shall be conditioned that the permittee or his assigns be in compliance with the Zoning Ordinance, Ordinance No. 84-2-20 if a heliport or helistop, and all other applicable City ordinances. The City may also provide other conditions and restrictions which the City Council determines, at the time of granting the Specific Use Permit, are necessary to protect and provide for the health, safety, and general welfare of the community. After a hearing and an opportunity for the permittee or his assigns to be heard, the City Council may cancel, revoke or suspend a Specific Use Permit granted hereunder if it finds that any of the conditions imposed at the time of the granting of the permit are not met, or thereafter cease to exist. (Ordinance No. 97-6-23; ZC 97-24)
4. Although the City Council may review a Specific Use Permit at any time, it shall review each permit granted hereunder (except those issued in conjunction with an airport) at least once every two years to determine whether or not the

permittee or his assigns has complied and is complying with the conditions imposed in the permit. The City Council may deny or revoke a permit hereunder if it should find that the issuance or continuance of the same would be detrimental or offensive to the neighborhood or otherwise contrary to the health, safety and general welfare of the City and its inhabitants if the permittee is unable to meet the conditions specified herein. (Ordinance No. 97-6-23; ZC 97-24)

5. The following regulations apply to all development within the City: (Ordinance No. 97-6-23; ZC 97-24)
 - a. Any structure that exceeds 200 feet above ground level (AGL) requires the issuance of a favorable determination by the Federal Aviation Administration (FAA) before a site plan may be approved. (Ordinance No. 97-6-23; ZC 97-24)
 - b. Any structure within 10,000 feet of an airport runway requires one of the following before a site plan may be approved: (Ordinance No. 97-6-23; ZC 97-24)
 - i. A statement from the FAA that under the conditions of CFR, Part 77, notice to the FAA is not required; or (Ordinance No. 97-6-23; ZC 97-24)
 - ii. Issuance of a favorable determination by the FAA. (Ordinance No. 97-6-23; ZC 97-24)
 - c. Applicants must provide notice to the appropriate airport of the proposed development prior to site plan approval. Applications submitted to the FAA must be submitted concurrently to the City and the affected airport(s). (Ordinance No. 97-6-23; ZC 97-24)

3-107 Communications Antennas - Amateur and Commercial (ZC 99-43; Ordinance No. 99-9-39)

1. Purpose - These regulations are adopted for the following purposes:
 - a. To protect and provide for the public health, safety and general welfare of the City;
 - b. To enhance the ability of the providers of telecommunications services to provide such services to the community safely, effectively and efficiently;

- c. To provide regulations for antenna support structures and antennas that provide secure mounting and construction, and prevent interference with public safety communications equipment;
- d. To encourage the users of support structures and antennas to collocate where possible, and to locate all facilities, to the extent possible, in areas where adverse impact on the community is minimal;
- e. To protect and enhance the City's environmental and aesthetic quality; and
- f. To identify standards in order to ensure equitable treatment of providers of functionally equivalent telecommunications services.

2. Applicability

- a. This article applies to all commercial and amateur antenna installations, unless exempted by Section b below.
- b. Direct broadcast satellite reception, multi-channel multi-point distribution (as defined by the FCC), television reception antennas, and amateur radio antennas meeting the following requirements do not require a permit unless mounted on a pole or mast that is 20 feet or more in height: (Height is measured as defined in Section 1-600.) (ZC 2000-68; Ordinance No. 2000-10-11)
 - i. In any zoning district, antennas that are one meter (39 inches) or less in diameter;
 - ii. In the O-1, O-2, R, BG, LC, RE, RC, CE, CC, CB-1, LI-1, and LI-2 zoning districts, antennas that are two meters or less in diameter;
 - iii. In any zoning district, antennas designed to receive television broadcasts;
 - iv. In any zoning district, amateur radio antennas concealed behind, on or within attics, eaves, gutters, or roofing; and

- v. In any zoning district, amateur radio ground-mounted whips and wire antennas, unless mounted on a pole or mast over 20 feet in height.”
- c. Support structures or antennas legally installed before adoption of this ordinance are not required to comply this ordinance, but must meet all applicable state and federal requirements, building codes, and safety standards.
- d. An AM array shall be subject to these regulations. An AM array consisting of one or more support structure units and supporting ground equipment, which functions as one AM broadcasting antenna, shall be considered one support structure. Measurements for setbacks and separation distances shall be measured from the outer perimeter of the support structures, including the guide wires, in the array. Additional support structure units may be added within the perimeter of the AM array by right.

3. Definitions

Alternative Antenna Support Structure - A clock tower, bell tower, steeple, man-made tree, light pole, or similar alternative-design mounting structure that camouflages or conceals the presence of antennas or support structures. The generic term “stealth” may also be applied to any method that would hide or conceal an antenna, supporting electrical or mechanical equipment, or any other support structure. Panel antennas, and omni and yagi antennas attached to existing structures are considered to be alternative in design if they are integrated into the architectural features of the structure or are painted to match the support structure.

Antenna - Any exterior transmitting or receiving device mounted on or within a support structure, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals, television signals, or other communication signals.

Antenna Support Structures - The transmitting or receiving system, its supporting structures and any appurtenances mounted thereon, including a free standing structure built specifically to support or act as an antenna or a structure mounted on some other man-made object such as a building or bridge.

Backhaul Network - The lines that connect a communications provider's support structure/cell sites to one or more telephone switching offices, and/or long distance providers, or the public switched telephone network.

Collocation - The use of a single support structure and/or site by more than one communications provider.

FAA - The Federal Aviation Administration

FCC - The Federal Communications Commission

Guyed Lattice Support Structure - A guyed three- or four-sided, open steel frame structure used to support telecommunications equipment.

Height - The distance measured from the finished grade of the parcel to the highest point on the support structure or other structure, including the base pad and any antenna.

Monopole - A structure composed of a single spire used to support telecommunications equipment.

Omni Antenna - A thin, vertical, whip-type antenna that delivers an omnidirectional signal.

Plano Design Standard Support Structure (PDSS) - An alternative support structure or stealth design structure pre-approved for use in the type of location where the carrier wishes to locate. Applicants may submit designs for designation as a PDSS.

Pre-Existing Support Structures and Pre-Existing Antennas - Any support structure or antenna for which a building permit or specific use permit has been properly issued prior to the effective date of this ordinance, including permitted support structures or antennas that have not yet been constructed so long as such approval is current and not expired.

Self-supporting Lattice Support Structure - A self-supporting, open steel frame structure used to support telecommunications equipment.

Telecommunications Facility - Any unmanned facility consisting of equipment for the transmission, switching and/or receiving of wireless communications. Such facility may be elevated (either

structure-mounted or ground-mounted) transmitting and receiving antennas, low-power mobile radio service base station equipment, and interconnection equipment. The categories of facility types include both roof and/or structure mount facilities and telecommunications support structures.

Temporary Antenna - An antenna and supporting equipment used on a temporary basis in conjunction with a special event, emergency situation or in case of equipment failure.

Transceiver Radio - Radio equipment rectangular in shape that attaches to lighting fixtures and/or utility poles and meets wind load requirements. Transceiver radios may have an attached omnidirectional whip antenna.

Yagi Antenna - A horizontal beam-type, directional antenna with short vertical bars, generally used for microcells.

4. General Requirements

- a. Antennas and support structures may be considered either principal or accessory uses.
- b. Antenna installations shall comply with all other requirements of the Zoning Ordinance with the exception of those specified within this section.
- c. Applications for commercial antennas and antenna support structures shall include the following:
 - i. The distance between the proposed support structure and the nearest residential unit and/or residential zoning district boundary line.
 - ii. An inventory or map of the applicant's existing support structures, antennas or sites previously approved for such, either owned or leased, both within the City and within one mile of the City limits, including specific information about the location, height, and design of each support structure. The separation distance between the proposed support structure or antenna and these support structures shall also be noted.

iii. Certification of the following:

- That the applicant has sought and received all franchises or permits required by the City for the construction and operation of the communication system;
- Identification of the backhaul provider and connectivity locations for the installation. Applicants must notify the City of any change in collocation or backhaul providers within 30_days of the change.
- Certification of the structural engineering information.
- A notarized statement from the applicant that the proposed support structure can accommodate the collocation of additional antennas.

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

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

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

e. All antennas must meet or exceed current standards and regulations of the FAA, the FCC, and any other state and federal agency with regulatory authority over support structures and antennas. If standards change, owners must comply within six (6) months or as required by the regulating authority.

- f. A building permit is required to erect or install an antenna, antenna support structure and related equipment, unless the particular antenna is exempt from regulation, as stated in Section 2 above. All installations must comply with applicable state and local building codes and the standards published by the Electronic Industries Association. Owners shall have 30 days after receiving notice that an installation is in violation of applicable codes to fully comply, or the owner may appeal to the Building Standards Commission.
- g. All support structures and antennas must be constructed and operated in a manner that does not create electromagnetic or other interference with the City of Plano's radio frequencies and public safety operations as required by the FCC.
- h. No commercial antenna, antenna support structure, microwave reflector/antenna, or associated foundations or support wires may be located within any required front, side or rear yard setback.
- i. All antennas and antenna support structures owned and/or operated by a governmental entity shall be permitted by right in any district.
- j. All antennas and support structures must meet visibility requirements as defined in Article 3, Section 3-508 and Article 3, Section 1001-4 of this ordinance, even if a permit is not required.
- k. Safeguards shall be utilized to prevent unauthorized access to an antenna support structure. Safeguards include those devices identified by the manufacturer of the antenna support structure utilized, a fence, climbing guard, or other commercially available safety device. Climbing spikes must be removed after use.
- l. Temporary antennas shall only be allowed in the following instances:
 - i. In conjunction with a festival, carnival or other activity requiring a special event permit from the City of Plano;
 - ii. In case of emergency as required by the City's Police or Fire Departments; or

iii. When needed to restore service on a temporary basis after failure of an antenna installation. The City must be notified within 72 hours of the placement of a temporary antenna. If the temporary antenna is to be needed for more than 7 days, then the provider must acquire a permit for the use.

5. Collocation - Collocation shall be accomplished as follows:

- a. All new support structures over 60 feet in height must be constructed to support antennas for at least two carriers, unless the structure is an alternative or stealth design, or the support structure is replacing an existing utility structure or light standard. Sufficient area for associated structures and equipment must also be provided.
- b. A support structure which is modified or reconstructed to accommodate collocation shall be of the same type or design as the existing structure, and is subject to the following regulations:
 - i. The support structure may be modified or rebuilt to a height not to exceed 30 feet over the support structure's existing height, with a maximum height of 120 feet. If a Specific Use Permit issued for the support structure stipulated a maximum height, the support structure may not be modified unless the Specific Use Permit is amended.
 - ii. Distance separation from other support structures and residential zoning district boundaries are based on the original support structure and are not increased.
 - iii. The support structure may be moved on the same property within fifty feet of its existing location, but may not be moved closer to residentially zoned property. The new location must be within the boundaries of the specific use permit.
 - iv. The original support structure must be removed from the property within 90 days of the completion of the new support structure.
- c. Additional antennas attached to an existing support structure must comply with the design of the existing antenna on the support structure.

6. Support Buildings and Equipment Storage - Support buildings and equipment storage areas or buildings must meet the following requirements:
 - a. When mounted on rooftops, they must be screened by a parapet wall or other mechanical unit screening. Existing mechanical unit screening may be utilized if it provides screening in accordance with Section 3-1003 of this ordinance.
 - b. When ground mounted, they must comply with the following:
 - i. Meet all applicable front, side and rear yard setback requirements.
 - ii. Be of a neutral color and use exterior building materials that are compatible with surrounding structures.
 - iii. Be screened by an evergreen landscaped screen with an initial planting size of five (5) gallons and four (4) feet in height, with an ultimate height of six (6) feet, or a solid masonry fence six (6) feet in height. Landscaping must be irrigated and maintained in a living, growing condition. Wooden fences are prohibited, and wrought iron or chain link may only be used in conjunction with a landscape screen.
7. Requirements for the Placement of Support Structures and Antennas
 - a. In all residential zoning districts (A, ED, SF-20, SF-9, SF-7, SF-6, PH, 2F, SF-A, MH, RH, MF-1, MF-2, MF-3, GR, UR), commercial antennas and antenna support structures are prohibited, except as specified within this section.
 - i. No commercial antenna or antenna support structure shall be allowed on lots used or platted for single-family, two-family or single-family-attached purposes. Commercial antennas and antenna support structures shall be installed on multi-family lots only as allowed below.

- ii. A commercial antenna may be attached to a utility structure (e.g., electrical transmission/distribution tower or elevated water storage tank) exceeding 60 feet in height, provided that the antenna does not extend more than 10 feet above the highest point of the utility structure. If the utility structure is 100 feet or more in height, the antenna may not extend more than 15 feet above the utility structure.
- iii. A commercial antenna may be totally enclosed within or integrated into the design of any building or building feature permitted in the zoning district. A commercial antenna may be mounted flush to the exterior of a building if it is painted and integrated into the overall architectural design. Commercial antennas may also be totally enclosed within a flagpole meeting the requirements of Section 3-803 of this ordinance.
- iv. Antennas may be attached to existing street light, park ballfield lights and parking lot light standards, or the light standard may be replaced to accommodate the antennas. The height of the light standard may be increased no more than 15 feet, up to a maximum of 60 feet, to accommodate the antenna.
- v. In residential districts, only omni, yagi, and small panel antennas not exceeding one (1) foot in width by eight (8) feet in length, mounted flush to the support structure, are allowed. Radio transceivers may also be used if the equipment box does not exceed 8" x 14" x 5". Other types of antennas may be used only when incorporated or enclosed within a building permitted in the district, or within a flagpole or other stealth design, or attached to an existing utility structure exceeding 60 feet in height.
- vi. Equipment buildings must comply with the same screening requirements specified in Section 6 of this ordinance, unless the equipment is attached to the support structure itself or enclosed within another structure on the property.

- b. In non-residential zoning districts (O-1, O-2, R, BG, LC, LI-1, LI-2, CE, CB-1, CC, RC, and RE), commercial antennas and antenna support structures are allowed as follows: (ZC 2000-68; Ordinance No. 2000-10-11)
- i. Commercial antenna support structures are allowed by right if they are 60 feet or less in height, and by a specific use permit (SUP) if over 60 feet in height. In all non-residential zoning districts, antenna support structures must meet the setback requirements from residential districts in Section c-vi below.
 - ii. A commercial antenna may be attached to a utility structure (e.g., electrical transmission/distribution tower or elevated water storage tank) exceeding 60 feet in height, provided that the antenna does not extend more than 10 feet above the highest point of the utility structure. If the utility structure is 100 feet or more in height, the antenna may not extend more than 15 feet above the utility structure.
 - iii. Antennas may be attached to existing street light, park ballfield lights and parking lot light standards, or the light standard may be replaced to accommodate the antennas. The height of the light standard may be increased a total of 15 feet, up to a maximum of 60 feet, to accommodate the antenna. Only omni, yagi, and small panel antennas not exceeding one (1) foot in width by eight (8) feet in length, mounted flush to the support structure, may be attached to existing light standards less than 60 feet in height. Radio transceivers may also be used if the equipment box does not exceed 8" x 14" x 5".
 - iv. A commercial antenna may be totally enclosed within or integrated into the design of any building or building feature permitted in the zoning district. A commercial antenna may be mounted flush to the exterior of a building if it is painted and integrated into the overall architectural design.
 - v. A commercial antenna mounted on a roof or existing structure, other than a support structure, shall extend no more than 10 feet above the highest point of the structure.

- vi. A commercial antenna may be mounted on or incorporated into flagpoles. The flagpole must meet the requirements of Section 3-803 of this ordinance.
 - vii. The height of a support structure is limited to 200 feet in the LI-1 and LI-2 zoning districts, and is limited to 120 feet in all other commercial zoning districts.
- c. The following setback and separation regulations shall apply to commercial communications support structures:
- i. Support structures must be set back a minimum of 125% of the support structure height from public rights-of-way. (ZC 99-43; Ordinance No. 99-11-39)
 - ii. Guy wires and accessory buildings must satisfy the minimum zoning district setback requirements.
 - iii. The following separation distances between support structures must be maintained:

	Lattice	Guyed	Monopole 75 Feet in Height or Greater	Monopole Less Than 75 Feet in Height
Lattice Collocated	5,000 2,500	5,000 2,500	1,500	750
Guyed Collocated	5,000 2,500	5,000 2,500	1,500	750
Monopole 75 Feet in Height or Greater	1,500	1,500	1,500	750
Monopole Less Than 75 Feet in Height	750	750	750	750

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

- v. No commercial antenna support structure shall be closer to any residential district boundary line than a distance equal to the sum of the required setback specified for the zoning district in which such structure is located, plus 25 feet, plus twice the height of the portion of the structure above 25 feet, or 125% of the height of the support structure, whichever is greater. Such distance shall be measured as the shortest possible distance in a straight line from the structure to the closest point of a residential district boundary line. Setbacks from residentially zoned property do not apply to antennas attached to existing utility structures exceeding 60 feet in height, or to antennas placed wholly within a building or attached to a building; however, the building itself must meet all applicable setback requirements. (ZC 2001-49; Ordinance No. 2002-1-25)
8. Antennas on City-Owned Property - Antennas owned by other than governmental entities may be located on property owned by the City of Plano under the following conditions:
- a. The antennas and support structures may only be attached to an existing improvement or replace an existing improvement, and must follow the requirements of Section 7 above. The improvement shall be capable of supporting the antenna and any associated equipment and shall not interfere with the use or other operations of the City. For antennas attached to improvements located in rights-of-way, all associated equipment must be less than 30 inches in height, located underground, attached to the support structure itself, or be located in an area outside of the right-of-way.
 - b. Prior authorization for use of City property must be shown by a franchise, lease, license, permit or other document duly executed by an authorized City representative and adopted in conformance with all applicable City regulations for the property. The granting of a franchise,

lease, license, or permit is at the discretion of the City Council or its authorized designee and must comply with all ordinances.

- c. The antennas and any accompanying equipment must comply with all ordinances, rules and regulations.
- d. Applications for the location of antenna support structures on property owned, leased, or otherwise controlled by the City of Plano, and which comply with the requirements of paragraph (b) above, are subject to all applicable ordinances for such structures, including but not limited to Section 7 of this article.

9. Aesthetic and Alternative Design Requirements

- a. All antennas and antenna support structures must meet the following requirements:
 - i. Support structures shall have a galvanized steel finish or shall be painted a neutral color, unless other designs and colors are required by the Federal Aviation Administration for safety purposes.
 - ii. Antennas and supporting equipment installed on an existing structure other than a support structure must be of a neutral color that is compatible with the color of the supporting structure.
- b. Alternative or stealth designs are encouraged for all antenna support structures, antennas, and supporting equipment, but are required for the following unless mounted on existing street light or parking lot light standards:
 - i. Antenna support structures in non-residential zoning districts that do not require a specific use permit;
 - ii. Antenna support structures located in City right-of-way; and
 - iii. Supporting equipment when mounted on rooftops or located in residential districts.

10. Amateur Radio Antennas and Support Structures

- a. Amateur radio antennas that are owned and operated by a federally licensed amateur radio station operator are allowed in any district. A building permit is required for antenna support structures of 20 feet or more in height. (See Section 3-107-2 for exemptions.)
- b. No amateur antenna support structure or antenna may be greater than 50 feet in height. However, the height of such antenna support structure or antenna may be increased up to 75 feet with the installation of a telescopic or crank-up support structure. Upon the issuance of a specific use permit, an amateur antenna support structure or antenna may be constructed to exceed these height limits.
- c. Amateur antenna support structures, antenna or support wires must be located behind the face of the main building. No amateur antenna support structure, antenna or support wires may be located in the required rear or side yard setback. For an amateur antenna support structure or antenna in excess of 35 feet, the setback from side setback lines must be increased one foot for every foot the height exceeds 35 feet.
- d. The bottom section of an antenna support structure may not exceed 48 inches in width. An antenna support structure having a bottom section with a width exceeding 30 inches but not greater than 48 inches must be of a tapered design.
- e. Only one (1) amateur radio support structure may be erected on a residential lot. Additional antenna support structures may be allowed with the approval of a specific use permit. Excluded from this provision are monopoles four inches or less in diameter used exclusively to support wire antennas as referenced in Subsection 2-a-v of this section.
- f. Amateur radio antennas, antenna support structures, bases, masts, and poles in existence or for which a permit was issued prior to the effective date of this ordinance shall be considered legal nonconforming uses subject to the provisions specified in Section 2-700, as amended.

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

11. Appeals

An applicant may appeal a decision of the Director of Planning for an antenna installation not requiring a Specific Use Permit to the Planning & Zoning Commission by filing a Notice of Appeal within ten (10) days following the date the Director notifies the applicant of his action. The Planning & Zoning Commission may approve, conditionally approve, table, or deny an appeal. Decisions of the Planning & Zoning Commission may be appealed to City Council in accordance with Article 6 of this ordinance.

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

3-108 Residence Hotels (ZC 95-23; Ordinance No. 95-5-17)

1. Residence hotels in the MF-2 and MF-3 districts shall have direct access to a regional arterial thoroughfare (Type B+, 140-foot right-of-way or larger thoroughfare).
2. Residence hotels constructed in MF-2 and MF-3 shall be designed to allow for their potential conversion to multi-family residences and shall comply with all minimum standards set forth in Section 3-104 (Multi-Family Residence). Residence

hotels constructed in the MF-3 district shall comply with the MF-3 (Section 2-814) district requirements. Those constructed in the MF-2 district shall comply with the MF-2 (Section 2-813) district requirements. The exceptions to these standards are that increased densities may be permitted up to 24 dwelling units per acre in a portion of a planned development multi-family district provided that no unit has more than one bedroom and the total density permitted within the district is not exceeded. Also, open space shall be provided in sufficient quantity and location to allow for required additional parking should the residence hotel convert to multi-family residences. The remaining open space will still maintain the minimum district standards. Residence hotels constructed in the O-2, R, BG, LC, CE, CB-1, RE, RC, CC, RT, LI-1, and LI-2 districts shall comply with the requirements for a motel or hotel in these districts. (ZC 2000-68; Ordinance No. 2000-10-11)

3-109 Farmer's Market

1. All farmer's markets shall be located in a covered space providing shelter for vendors and customers;
2. All vendor facilities shall be located on a concrete surface providing adequate drainage;
3. A maximum of 20% of the vendor stalls may be leased to vendors of non-food articles.

3-110 Home Occupations

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

1. Only one employee other than occupants of the residence may be employed. A person who receives a wage, salary or percentage of profits directly related to the home occupation shall be considered an employee. This definition shall not include the coordination or supervision of employees who do not regularly visit the house for purposes related to the business.
2. No interior or exterior signage shall be used to advertise the occupation. Vehicles bearing business signs shall not be parked on the street or within 30 feet of the curb.

3. A home occupation shall be conducted wholly within the principal dwelling, and not in any accessory building. The total floor area to be used for a home occupation shall not exceed 20% of the total floor area of the principal dwelling, including garages. However, instructional classes may be held outside providing other stipulations of this ordinance are met. A maximum of six (6) students may be allowed in each session.
4. Merchandise shall not be offered or displayed for sale on the premises. Sales incidental to a service shall be allowed; and orders previously made by telephone or at a sales party may be filled on the premises.
5. No outdoor storage of materials, goods, supplies, or equipment shall be allowed.
6. No building alterations shall be allowed that will alter the residential character of the home.
7. No repair or servicing of vehicles, internal combustion engines, large equipment or large appliances shall be allowed.
8. A home occupation shall produce no offensive noise, vibration, smoke, electrical interference, dirt, odors or heat in excess of those normally found in residential areas.
9. No toxic, explosive, flammable, combustible, corrosive, radioactive, or other hazardous materials shall be used or stored on the site for business purposes.
10. No traffic shall be generated by a home occupation in greater volumes than normally expected in a residential neighborhood, and any need for parking must be accommodated within the required off-street parking for the residence or along the street frontage for the lot.

3-111 Veterinary Clinics/Kennels (Indoor Pens) (ZC 93-13; Ordinance No. 93-5-26)

A veterinary/clinic (indoor pens) may be permitted in accordance with Schedule 1 in the O-1 and O-2 districts by a Specific Use Permit only. In these districts, veterinary clinics/kennels (indoor pens) shall meet the following conditions and requirements:

1. Separate customer and service entrances must be provided from exterior building doorways;
2. Clinics may only be allowed in free standing, single occupant buildings, or the ground floor of a single or multi-story, multi-occupant building; and
3. Disposal of all waste materials shall be in accordance with the Texas Department of Health regulations.

3-112 Regional Shopping Malls (ZC 98-100; Ordinance No. 99-1-8)

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

For anchor stores platted on individual lots:

Lot Coverage	100%
Front Yard Setback	No setback required
Rear Yard Setback	No setback required
Side Yard Setback	No setback required
Floor Area Ratio	Unlimited
Parking	See Section 3-1109. All parking requirements may be met off-site with approval of an off-site parking agreement.

3-113 Superstores (ZC 2000-48; Ordinance No. 2000-8-13)

1. These criteria shall apply to new superstore construction in Retail districts only. These criteria shall not apply to the use, re-use, modification or consolidation of existing retail space developed on the date of adoption of this ordinance, or to the expansion of existing retail space existing on the date of adoption of this ordinance by no greater than 10% of the existing ground floor area.
2. Building facades that face or front public streets or public ways shall comply with two of the three criteria listed below. Building facades that do not face or front public streets or public ways shall comply with either criteria “2” or criteria “3” listed below.
 - a. Covered walkways shall be provided along a minimum of 50% of the facade length. A covered walkway may consist of awnings, roof overhangs or similar architectural features.

- b. No building facade shall exceed a length of 100 feet without a horizontal and vertical break in the facade. The horizontal and vertical break shall be a minimum depth/height of 3 feet for a minimum length of 20 feet.
 - c. Facades shall contain repeating patterns of contrasting materials, material colors and material textures that visually breakup the horizontal and vertical expanse of the facade.
3. For building facades that face or front public streets or public ways, landscape islands shall be provided along a minimum of 50% of the facade length. These landscape islands shall be between the facades and the adjacent vehicular circulation lanes, and are in addition to the landscaping requirements in Section 3-1200 of this ordinance. Each individual landscape island shall be a minimum of 10 feet in depth and shall not be less than 100 square feet nor greater than 300 square feet in area. One overstory (shade) tree (4" caliper minimum) and four shrubs (5-gallon minimum) shall be provided for every 100 square feet of landscape area. The remaining permeable surface shall be ground cover, turf or planting beds.
4. Seventy-five percent (75%) of the area of all exterior facades shall consist of clay-fired brick, native stone, cast stone, integral-colored architectural concrete block, plaster, stucco or a combination of these materials. Each facade shall not contain more than 75% of any single material.
5. Loading docks shall not be oriented towards residential zoning districts. Where loading areas are located parallel to residential zoning districts, they must be screened by an architecturally integrated minimum 14-foot tall wall the entire length of the loading space.
6. The location of drive-through windows, automotive service bays, and gasoline pumps must comply with the requirements of the Residential Adjacency Standards in Section 3-1500.
7. Where the property immediately abuts a residential zoning district, unless separated by a Type "D" or larger thoroughfare, a minimum 30-foot wide landscaped edge must be installed in addition to the screening required by Section 3-1000 of this ordinance. The landscaped edge must include

a combination of berms, evergreen shrubs, and a mix of evergreen and deciduous overstory (shade) trees (minimum 4" caliper) placed a minimum 25 feet on center. Plantings may be grouped.

8. Open storage areas shall be connected to building and screened with the same building materials, as required now in Section 3-903 of this ordinance.
9. The applicant must demonstrate that the building can be subdivided in a reasonable manner for multiple tenants.

3-114 Outdoor Athletic Facilities (ZC 2000-76; Ordinance No. 2000-10-14)

The following criteria shall apply to all outdoor athletic facilities except for publicly-owned neighborhood parks as designated on the Park Master Plan contained within the Comprehensive Plan:

1. Bleachers shall be set back a minimum of 100 feet from a residential zoning district boundary line or from a residential property line.
2. Backstops shall be set back a minimum of 150 feet from a residential zoning district boundary line or from a residential property line.

3-115 Retirement Housing (ZC 2000-83; Ordinance No. 2000-11-30)

1. Minimum Age Requirement
 - a. To qualify as an independent living facility, the units shall have a head of household of 55 years of age or older. Surviving member(s) of a household, regardless of age may occupy a unit provided that the household head meeting the age requirements has died.
 - b. Management personnel and his/her family may occupy units without complying with the minimum age requirement. The total of such dwelling units shall not exceed 2 per 100 dwelling units, or portion thereof, in the project.

2. Minimum Floor Area Per Dwelling Unit

Minimum unit sizes shall be in compliance with state regulations for facilities eligible to receive Medicare/Medicaid funding.

3. Minimum Residential Setback

The minimum setback from the zoning district boundary line and/or property line of land proposed (as shown on an approved land study), developed or zoned for single-family, patio home or two-family to independent living, assisted living, long-term care, and/or continuing care facilities shall be:

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

4. Maximum Residential Density

Maximum Density (Nonresidential Districts)

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

Maximum Density (Residential Districts)

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

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

Legend:

FAR Floor Area Ratio

LC Lot Coverage

* For Structures over Three (3) Stories in Height

5. Fencing Requirements

Walls/fences of not more than eight feet in height may be erected in the front yard provided such wall or fence is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Section 3-1000.

3-116 Tattooing, Permanent Cosmetics, and Body Piercing (ZC 2001-19; Ordinance No. 2001-11-25)

1. Facilities that offer tattooing, permanent or intradermal cosmetic services, and body piercing must be licensed by the State of Texas and must meet all environmental health requirements of the City of Plano.
2. Tattooing, permanent cosmetics, and body piercing may be practiced as an accessory use to a personal service shop. As a primary use requiring a specific use permit, a facility offering these services shall be prohibited within 1,000 feet of any church, residentially zoned district, or public or parochial school. The distance shall be measured in a straight line from the front door of the facility to the nearest property line of the church, public or parochial school, or to the closest residential district boundary line. The 1,000 foot distance requirement may be reduced to 300 feet if City Council finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood.

3-200 ACCESSORY BUILDING REGULATIONS

3-201 In a residence or apartment district, an accessory building may not be used for commercial purposes and may not be rented.

3-202 Accessory Building Regulations for Shopping Centers

In shopping centers, the maximum number of kiosks to be permitted shall be limited to one per 50,000 square feet or portion thereof of floor area. In no case shall more than 10 kiosks be permitted in one shopping center.

3-203 Carports (ZC 91-29)

In single-family and two-family developments, a carport shall shelter not more than three vehicles and shall not exceed twenty-four feet on its longest dimension.

3-204 Height and Yard Requirements

1. Where the accessory building is attached to a main building, it shall be subject to, and must conform to, all regulations applicable to the main building except as provided within this section.
2. Accessory buildings shall not be erected in any required front yard.
3. Carports and detached accessory buildings, except garages, shall not be located closer than three (3) feet to any side or rear lot line.
4. Detached accessory buildings enclosed on three or more sides shall not be located closer than ten (10) feet to the main building.
5. Garages entered from an alley shall be set back from the lot line adjacent to the alley a minimum of 20 feet.
6. Accessory buildings may not be placed in the required side yard setback if the side yard lot line abuts a street.
7. In no instance shall an a accessory building be located within a easement or right-of-way.

8. Detached accessory buildings located in a required rear or side yard shall not exceed 10 feet in height. If the detached accessory building is located less than ten (10) feet from the rear or side lot line, a six (6) foot solid fence or wall shall be built on the rear or side lot line to screen the building. No screening shall be required at the point of entry for a carport.

3-300 MINIMUM STRUCTURE STANDARDS

The exterior wall standards for construction in the various district shall be in accordance with the following standards.

3-301 Residential Structures

Exterior wall construction for residential structures of three stories or less shall consist of a minimum of 75% masonry with no single wall face of any residence containing less than 50% of its exposed surface of masonry construction as herein specified. The construction standard applies only to the first floor of a building in the following zoning districts:

ABBREVIATED DISTRICTS	ZONING DISTRICT NAMES
A	Agricultural
ED	Estate Development
SF-20	Single-Family Residence-20
SF-9	Single-Family Residence-9
SF-7	Single-Family Residence-7
SF-6	Single-Family Residence-6
PH	Patio Home
SF-A	Single-Family Residence-Attached
2F	Two-Family Residence District
MF-1	Multi-Family Residence-1
MF-2	Multi-Family Residence-2
MF-3	Multi-Family Residence-3
CE	Commercial Employment
CB-1	Central Business-1

Exterior wall construction for all residential uses in districts where permitted other than those listed above shall meet the requirements of the City of Plano Building Code.

- 3-302 Where more than 40 percent of existing residential structures along both sides of a street and lying between the two nearest intersecting streets, do not meet the above minimum structure standards, then such standards shall not apply.
- 3-303 Standards for masonry construction in all districts shall be defined as that form of construction composed of stone, brick, concrete, hollow clay tile, concrete block or tile, or other similar building unit or materials or combination of these materials laid up unit by unit and set in mortar. Brick veneer construction is included in the definition of masonry. Exterior plasters as defined in the City of Plano Building Code, and cementitious lap siding shall be acceptable masonry construction alternatives. (ZC 2000-01; Ordinance #2000-3-28)
- 3-304 Non-Residential Uses
- Exterior wall construction in districts permitting nonresidential uses shall be of such material that is required to conform with the City of Plano Building Code for the particular nonresidential use or occupancy involved.
- 3-305 Unless specified as part of Planned Development (PD) district, the above masonry requirements shall not apply to UR districts. In addition, exterior plasters, as noted above, are not permitted in UR districts unless specified as part of a PD. (ZC 97-52; Ordinance #98-2-15)

3-400 LOT REGULATIONS

- 3-401 Independent living facilities, assisted living facilities, long-term care facilities, continuing care facilities, community centers, hospitals, churches, colleges, universities, trade and commercial schools, and public, private and parochial schools located in any residential district shall have a minimum site area of two acres and shall have access to a street with a minimum 36 feet of pavement width. (ZC 2000-83; Ordinance No. 2000-11-30)
- 3-402 Through lots are hereby prohibited.
- 3-403 Where residential lots have frontage on streets at opposite ends of the lot, a screening wall or other permanent barrier shall be constructed on the property line so that access is denied to one of the adjacent streets.
- 3-404 In the case where excess right-of-way is dedicated by plat for the purpose of constructing an overpass and where such right-of-way exceeds the normal right-of-way required by the Thoroughfare Plan for the adjacent street, development which occurs on the property from which the excess right-of-way was dedicated may utilize the dedicated excess right of way in computing floor area ratio and lot coverage. Where the property from which excess right-of-way which may be utilized with each lot shall be determined by an extension of the lot line which intersects the excess right-of-way.

3-500 FRONT YARD REGULATIONS

- 3-501 Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage. (See Appendix Illustration 9).
- 3-502 Where a building line has been established by plat approved by the Planning & Zoning Commission and such line requires a greater or lesser front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such plat.
- 3-503 Except as herein provided, the front yard shall be open and unobstructed from a point 40 inches above the general ground level of the graded lot to the sky. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed four feet and sub-surface structures, platforms or slabs may not project into the front yard to a height greater than 40 inches above the average grade of the yard (see Appendix Illustration 6). For non-residential or multi-family developments, screening walls or fences required under the provisions of Section 3-1001 shall be constructed to the full six- to eight-foot height along the entire property line except where visibility triangles or easements are needed. For public and parochial schools, private primary and secondary schools, and day care centers, fences and berms may be a combined maximum height of 60 inches above grade provided that the fence material is wrought iron or chain link. (ZC 2000-75; Ordinance No. 2000-9-29)
- 3-504 For existing through lots, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only an accessory building may be built on the line thus established. The main building must observe the front yard requirements for both streets. (See Appendix Illustration 7)

In the case of existing through lots which are bounded on three sides by streets, all yards between the main building and a street shall be regulated as front yards unless a front, side and rear building line have been established by plat.

- 3-505 If buildings along the frontage of any street between two intersecting streets in any residential district have observed an average setback which is greater or lesser in dimension than the minimum front yard or setback established for the district in which the street frontage is located, and if no front building line has been established by plat, then the average setback of all buildings fronting upon such street between two intersecting streets shall establish the minimum front yard requirement. All vacant lots shall be assumed to have a minimum front yard specified for the district in computing the average front yard. These provisions shall not be interpreted as requiring a setback or front yard of more than 10 feet greater than the front setback observed by any building on a contiguous lot. The provisions shall be superseded on any lot where a minimum building line has been established by plat or ordinance and the front yard or setback provisions of such plat or ordinance shall be observed. (See Appendix Illustration 10)
- 3-506 In all districts except BG and CB-1, the distance as measured from the front lot line to the face of the building shall in no case be less than one-half the height of the building. In cases where a lot is across the street from or adjacent to a residential zoning district, see Section 3-511. (Ordinance No. 93-8-13)
- 3-507 Gasoline service station pump islands shall not be located closer than 39 feet to the front property line. Canopies for pump islands shall have a minimum setback of 20 feet from the front property line when the canopy thickness is three feet or less. An increased setback of ten feet will be required for each additional foot or portion of a foot in excess of three feet.
- 3-508 Except in the BG and CB-1 districts, on any corner lot, no fence, wall, screen, billboard, sign, structure, or foliage of hedges, trees, bushes, or shrubs shall be erected, planted or maintained in such a manner as to obstruct or interfere with a clear line of sight for the drivers of approaching motor vehicles within a triangular area formed by extending the two curb lines a distance of 45 feet from their point of intersection, and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines a distance of 30 feet from their point of intersection, and connecting these points with an imaginary line, thereby making a triangle. In cases where streets do not intersect at approximately right angles, the Traffic Engineer shall have the authority to vary these requirements as he deems necessary to provide safety for both vehicular and pedestrian

traffic; however, he shall not require site distance in excess of 275 feet. Within this triangle, vision shall be clear at elevations between 30 inches and 9 feet above the average grade of the street. (Ordinance No. 93-8-13)

3-509 For corner lots with a curved corner lot line, the building line shall be established as provided in Appendix Illustration 5.

3-510 In residential developments except in the PH and UR districts, the minimum front yards specified in Section 2-800 may be reduced by a maximum of five feet when such yards front on the bulb portion of a cul-de-sac. In no case shall the required front yard be reduced to less than 25 feet under this provision. (See Appendix Illustration 4)

3-511 In all districts, except BG (see Subsection 2-818 C. 10.), RE (see Subsection 2-824 C. 10.), RC (see Subsection 2-825 C. 10.), RT (see Subsection 2-827 C. 12.), and CC (see Subsection 2-828 C. 11.), where buildings or structures are erected or altered to exceed two stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet. (ZC 2001-49; Ordinance No. 2002-1-25)

3-512 Except where staggered setbacks are permitted and used, residential building lines shall be uniform for all contiguous lots along a block face. Uniform residential building lines may be altered on a block face where there is a separation of 15 feet or more between residential lots created by intersecting alleys, creeks, and public or private open space.

The building line may be staggered for lots fronting on an eyebrow or bulb portion of a cul-de-sac in the SF-9, SF-7, SF-6 and 2F districts. When these setbacks are staggered, the maximum setback shall be 35 feet in the SF-9, SF-7 and 2F districts and 30 feet in the SF-6 district. A minimum lot depth of 70 feet, as measured from the front building line to the rear lot line, shall be maintained.

3-513 Attached front accessory buildings, including garages and carports, shall have a front setback from the street or access way not less than that of the main building or 20 feet, whichever is greater. Detached accessory buildings shall be located behind the main building.

- 3-514 In all non-residential zoning districts, except BG and CB-1, the front building setback may be reduced to 30 feet for one-story buildings along Type D or smaller thoroughfares if parking and driveways are prohibited between the building face and the street with the reduced setback. (ZC 94-114; Ordinance No. 94-11-14)
- 3-515 Exterior balconies or individual room entrances for hotels, motels, and residence hotels shall be a minimum of 200 feet from residential districts, unless they are located in an interior courtyard or physically separated from the residential district by a portion of the building or another building. (ZC 96-29; Ordinance No. 96-11-29)
- 3-516 A below-grade open parking structure is allowed in the front yard setback for all non-residentially zoned properties. No portion of the below-grade parking structure shall extend above the general ground level of the graded lot, as stated in Zoning Ordinance Section 3-503. Surface parking may be constructed on top of the below-grade parking. Additional landscaping shall be provided per Zoning Ordinance Section 3-1200 1. e. (ZC 96-68; Ordinance No. 97-2-15)

3-600 SIDE YARD REGULATIONS

3-601 On a corner lot used for one-family or two-family dwellings, both street exposures shall be treated as front yards on all lots platted after the effective date of this Ordinance, except that where one street exposure is designated as a side yard by a platted building line which provides a side yard of 15 feet or more, the building line provisions on the plat shall be observed. On lots which were official lots of record prior to the effective date of this Ordinance, the minimum side yard adjacent to a side street shall comply with the minimum required side yard for the respective districts as specified in Section 2-800. (See also Section 3-512).

On a corner lot used for non-residential or multiple-family purposes, both street exposures shall be treated as front yards on all lots platted after the effective date of this Ordinance. On such lots which were official lots of record prior to the effective date of this Ordinance, and which did not provide a platted building line, the minimum side yard adjacent to a side street shall comply with the minimum required side yard for the respective district as specified in Section 2-800.

The side setback shall be increased ten feet for lots siding to a secondary or major thoroughfare, Type D or above as shown on the Master Thoroughfare Plan, if not separated by an alley. The lot width shall be increased ten feet to correspond to the increased setback. The increased setback and lot width shall not be required if a minimum of ten feet of right-of-way is dedicated for landscaping. The increased setback shall not apply to existing lots and valid Phase Two land studies submitted and approved by April 10, 1995. (ZC 94-122; Ordinance No. 95-4-30)

3-602 The minimum interior side yard requirements in a non-residential planned development district shall be established on the site plan.

3-603 Non-residential uses in residential districts shall be required to observe the side yards listed in Section 2-800.

3-604 Every part of a required side yard shall be open and unobstructed except for the ordinary projections of window sills, belt courses, cornices, and other architectural features projecting not to exceed 12 inches into the required side yard, and roof

eaves projecting not to exceed 36 inches into the required side yard. A fence may be constructed on the property line adjacent to a side yard.

Mechanical equipment such as air conditioning compressors, swimming pool pumps and filters, and similar devices may be installed in the side yard at a maximum height of 60 inches above the ground level of the graded lot to the sky.

- 3-605 Where a side property line divides a non-residential district from a residential district, a minimum 10 foot side yard shall be provided on the non-residential lot side adjacent to such residential district.
- 3-606 In all districts, except BG (see Subsection 2-818 C. 10.), RE (see Subsection 2-824 C. 10.), RC (see Subsection 2-825 C. 10.), RT (see Subsection 2-827 C. 12.), and CC (see Subsection 2-828 C. 11.), where buildings or structures are erected or altered to exceed two stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet. (ZC 2001-49; Ordinance No. 2002-1-25)
- 3-607 In single-family residential districts one side yard may be reduced down to zero if the other side yard is increased by at least the same amount. A minimum three-foot maintenance easement may be required on the lot adjacent to the reduced side yard. In any case where a side yard is reduced according to this paragraph, side yards shall be shown on the subdivision plat.
- 3-608 Where residential lots are platted such that the side of one lot abuts the rear of another lot, the side building line adjacent to the street shall be platted at the same depth as the adjacent front building line, unless an alley is constructed between the two lots so as to provide a minimum 15-foot separation between the building lines.
- 3-609 For LI-1 and LI-2 districts in proximity to districts permitting residential uses by right, the side yard shall be a minimum of 50 feet, as measured from the boundary line of the nearest district permitting residential uses by right (except CB-1 and CE districts).

- 3-610 Gasoline service station pump islands shall not be located closer than 39 feet to any side property line. Canopies for pump islands shall have a minimum setback of 20 feet from the side property line when the canopy thickness is three feet or less. An increased setback of 10 feet will be required for each additional foot or a portion of a foot in excess of three feet.
- 3-611 Car washes shall be set back a minimum of 50 feet from any side yard adjacent to a residential district.
- 3-612 Where a single-family or duplex residential structure is legally constructed within the allowable building area of a lot and a subsequent change to the building setback standards results in the structure extending into the setback area, the structure shall be classified as "non-conforming". Additions and alterations may be made to these structures provided that the addition or alteration does not extend beyond a line tangent to the existing structure and parallel with the setback line. (ZC 92-79; Ordinance #93-5-43; Vacates Ordinance #92-11-29)
- 3-613 A lot that is used for one-family and two-family dwellings that sides to a street shall have the same side building line along the street as required for a corner lot in that district. (Ordinance No. 93-9-7)
- 3-614 Exterior balconies or individual room entrances for hotels, motels, and residence hotels shall be a minimum of 200 feet from residential districts, unless they are located in an interior courtyard or physically separated from the residential district by a portion of the building or another building. (ZC 96-29; Ordinance No. 96-11-29)

3-700 REAR YARD REGULATIONS

- 3-701 In all districts permitting residential structures, except PH, SF-A, MF-1, MF-2, MF-3, BG and CB-1, no main residential building may be constructed nearer than 10 feet to the rear property line, and the main residential building and all accessory buildings shall not cover more than 50 percent of that portion of the lot lying to the rear of a line erected, joining the mid-point on one side lot line with the mid-point of the opposite side lot line. (Ordinance No. 93-8-13)
- 3-702 Every part of a required rear yard shall be open and unobstructed to the sky from a point 40 inches above the ground level of the graded lot, except for permitted accessory buildings and the ordinary projections of window sills, belt courses, cornices, and roof overhangs and other architectural features projecting not to exceed four feet into the required rear yard. A fence may be constructed on the property line adjacent to a rear yard.
- 3-703 The minimum rear yard requirement in a non-residential planned development district shall be established on the site plan.
- 3-704 In all districts, except BG (see Subsection 2-818 C. 10.), RE (see Subsection 2-824 C. 10.), RC (see Subsection 2-825 C. 10.), RT (see Subsection 2-827 C. 12.), and CC (see Subsection 2-828 C. 11.), where buildings or structures are erected or altered to exceed two stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet. (ZC 2001-49; Ordinance No. 2002-1-25)
- 3-705 In LI-1 or LI-2 districts, a rear yard is not specified except where the boundary line of an LI-1 and LI-2 district is in proximity to a residential district, said rear yard shall be a minimum of 50 feet as measured from the boundary line of the nearest district permitting residential uses by right (except CB-1 and CE districts).
- 3-706 Car washes shall be set back a minimum of 50 feet from any rear yard adjacent to a residential district.

- 3-707 Where a single-family or duplex residential structure is legally constructed within the allowable building area of a lot and a subsequent change to the building setback standards results in the structure extending into the setback area, the structure shall be classified as "non-conforming". Additions and alterations may be made to these structures provided that the addition or alteration does not extend beyond a line tangent to the existing structure and parallel with the setback line. (ZC 92-79; Ordinance #93-5-43; Vacates Ordinance #92-11-29)
- 3-708 The rear setback shall be increased 15 feet for lots backing to a secondary or major thoroughfare, Type "D" or above as shown on the Master Thoroughfare Plan if not separated by an alley. Lot depth shall be increased ten feet to correspond to the increased setback. The increased setback and lot depth shall be reduced proportionally if a minimum of ten feet of right-of-way is dedicated for landscaping. The increased setback shall not apply to existing lots and valid Phase Two land studies submitted and approved by April 10, 1995. (ZC 94-122; Ordinance No. 95-4-30)
- 3-709 Exterior balconies or individual room entrances for hotels, motels, and residence hotels shall be a minimum of 200 feet from residential districts, unless they are located in an interior courtyard or physically separated from the residential district by a portion of the building or another building. (ZC 96-29; Ordinance No. 96-11-29)

3-800 HEIGHT REGULATIONS (ORDINANCE NO. 95-4-27)

- 3-801 In all zoning districts and planned developments, water standpipes and tanks, church steeples, bell towers, domes and spires on school buildings and institutional buildings, the roofs of auditoriums and sanctuaries of one-story construction, and public safety structures may be erected to exceed the district's maximum height. Side and rear yards shall be increased by two additional feet, and the front yard shall be increased by one additional foot, for each foot that such structures exceed the district's maximum height where adjacent to residential districts. The increase in the required yard shall apply only to the portion of the structure that causes the increased yard requirements. See Sections 3-600 (Side Yard Regulations) and 3-700 (Rear Yard Regulations) for additional side and rear yard setbacks in non-residential zoning districts. (ZC 2001-49; Ordinance No. 2002-1-25)
- 3-802 Publicly owned sports lighting, communication antennas or communication structures, utility poles and towers, and water tanks are exempt from height restrictions.
- 3-803 Flagpoles shall be limited to a maximum height of 50 feet, except that this requirement may be altered or waived if the City Council determines that such alteration or waiver is not detrimental to neighboring property.

3-900 OPEN STORAGE (ZC 94-13/ZC 95-01; ORDINANCE NO. 95-3-35)

- 3-901 Open storage and outside display are prohibited in all residential districts, all office districts, and the RT and RE districts. Open storage and outside display are permitted as accessory uses to a primary use on the same lot in the R, BG, RC, LC, CE, CB-1, CC, LI-1, and LI-2 districts. Open storage is permitted as a primary use only in the LI-1 and LI-2 districts. (ZC 2000-68; Ordinance No. 2000-10-11)
- 3-902 Allowed Locations for Open Storage and Outside Display - Open storage and outside display of goods, materials, merchandise, or equipment shall: (ZC 97-65; Ordinance No. 99-9-18)
1. Be screened as required in Section 3-903, unless placed in accordance with Section 3-904;
 2. Not be located within any required front, side, or rear yard setback;
 3. Not be located within parking spaces, fire lanes, maneuvering aisles, or customer pick-up lanes;
 4. Not obstruct visibility or interfere with pedestrian or vehicular circulation. If the items are placed on a sidewalk or other pedestrian area, a six-foot wide pedestrian path shall be maintained through or adjacent to the outside display area. The pedestrian path must be concrete or asphalt, and may not be located within off-street parking areas, including parking spaces, fire lanes, maneuvering aisles, and customer pick-up lanes;
 5. Be placed on an asphalt or concrete surface. In an industrial zoned district, open storage items, except vehicles, may be placed on a gravel surface;
 6. Be immediately adjacent to the building when in a R or RC district; (ZC 2000-68; Ordinance No. 2000-10-11)
 7. Not be located on the roof of any structure;
 8. Not exceed 5% coverage of the lot area or 20% of the main building gross floor area, whichever is more restrictive, in the R, BG, RC, LC, CE, and CB-1 districts; and (ZC 2000-68; Ordinance No. 2000-10-11)

9. Be designated on an approved site plan.

3-903 Screening Requirements for Open Storage and Outside Display
(ZC 97-65; Ordinance No. 99-9-18)

1. All open storage and outside display shall be screened from the view of adjacent streets and adjacent properties, unless exempted by Section 3-904;
2. Screening shall be a minimum of six feet in height; and
 - a. Be of masonry construction; or
 - b. Be constructed of chain link or ornamental fencing in combination with a landscape screen; or
 - c. Be constructed of a solid, evergreen shrub landscape screen without a fence or wall.
 - d. Evergreen shrubs used for a landscape screen shall be placed so as to create at least a six-foot tall solid screen within two years of their installation. All landscaping shall be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition.
 - e. Screening may not be constructed of wood fencing or chain link with slats. No screening fence may exceed eight feet in height.
3. All open storage in R or RC districts must be attached to the main building, and shall be screened by a minimum six-foot solid wall of the same type and manner of construction as the main building or by a minimum six-foot tall solid wall interspersed by ornamental metal panels. (ZC 2000-68; Ordinance No. 2000-10-11)
4. Open storage may not exceed the height of screening, unless evergreen shrubs used for a landscape screen are placed so as to create at least a six-foot tall solid screen within two years of their installation along the length of the stored material.
5. The requirements listed in Sections 3-902 and 3-903 shall also apply to the use of semi-trailers, storage vaults, shipping containers, or other vehicles for storage purposes.

6. The Planning & Zoning Commission may waive these requirements if no public purpose would be served by the construction of a required screen, or natural features (i.e. vegetation or topography) exist that sufficiently screen the open storage.

3-904 Exceptions to Screening Requirements (ZC 97-65; Ordinance No. 99-9-18)

1. No screening is required for open storage and outside display of goods, materials, merchandise, or equipment as an accessory use if placed in an area not more than five feet from the front building face, as designated by the main entrance and not stacked to exceed four feet in height.
2. Screening is not required for items placed on a gasoline pump island that do not exceed three feet in height.
3. Parked self-propelled vehicles or trailers shall not constitute open storage or outside display, except when staged, parked, or stored at collision, towing, auto storage, mini-warehouse, auto repair, or wrecker service.

3-905 Where permitted under this ordinance, all open storage shall be screened from view from any street and/or parking area of adjoining property unless located in a LI-1 or LI-2 district, where open storage shall be screened from only the street. (Refer to Section 3-1000 for additional screening requirements). Screening walls must be a minimum of six feet in height and of masonry construction. Screens may also be constructed of chain link or wrought iron in combination with a landscape screen. A six foot solid landscape screen without a fence or wall may also be used. Plants must be placed so as to create a six foot tall solid screen within two years of their installation. All landscaping must be irrigated. Wooden screening fences are prohibited.

The Planning & Zoning Commission may waive this requirement if no public purpose would be served by the construction of a required screen, or natural features (i.e. vegetation or topography) exist that sufficiently screen the outdoor storage.

- 3-906 Junk yards, wrecking yards, or any similar open storage of used machinery or used equipment or material for reuse of parts, dismantling, wrecking, or repossessing may be located in the LI-2 district only after review by the City Council for the purpose of establishing the probable effect of such use on adjacent property. After review, the City Council may, based upon its findings, approve or disapprove such use by resolution.
- 3-907 Nothing in this section shall prohibit temporary open storage of merchandise for display and sale during a sidewalk sale. A four foot wide clearance shall be provided along the public sidewalk and a six foot wide clearance shall be provided on the sidewalk around the building.

3-1000 SCREENING, FENCE, AND WALL REGULATIONS

3-1001 Screening Walls or Visual Barriers

1. In the event that an MF-1, MF-2, MF-3, BG, O-1, O-2, CE, CB-1, R, LC, RC, RE, CC, RT, LI-1, or LI-2 district sides or backs upon an ED, SF-20, SF-9, SF-7, SF-6, SF-A, PH, 2F, RH, UR district, or in the event that any non-residential district sides or backs to an MF-1, MF-2 or MF-3 district, a solid screening wall or fence of not less than six nor more than eight feet in height shall be erected along the entire property line separating these districts, except where visibility triangles or easements are required (see Sections 3-503 and 3-508). The purpose of the screening wall or fence is to provide a visual barrier between the properties. The owner of such property shall be responsible for and shall build the required wall or fence along the entire property line dividing his property from the residential district. In cases where the Planning & Zoning Commission finds this requirement to be impractical for immediate construction, it may grant a temporary or permanent waiver of the required screening wall or fence until such time as the screening wall or fence may be deemed necessary by the City Council. In cases where the Planning & Zoning Commission finds this requirement to be better met by an irrigated living screen, the same may be substituted for the screening wall. (ZC 2000-68; Ordinance No. 2000-10-11)
2. Any screening wall or fence required under the provisions of this section, a specific use permit, planned development district, or other requirement shall be constructed of masonry or reinforced concrete which does not contain openings more than 40 square inches in each one square foot of wall or fence surface, and the surface of such wall or fence shall constitute a visual barrier. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence. The use of prefabricated, patterned concrete panels is prohibited. (ZC 98-104; Ordinance No. 99-2-16)
3. No fence, screen, wall, or other visual barrier shall be so located or placed that it obstructs the vision of a motor vehicle driver approaching any street or drive intersection, in accordance with Section 3-508.

4. Where an alley intersects with a street, no fence or plant taller than 30 inches may be placed within a sight visibility triangle defined by measuring eight feet to a point along the property lines and joining said points to form the hypotenuse of the triangle.
5. All required screening walls shall be equally finished on both sides of the wall.

3-1002 General Fence and Wall Regulations (ZC 2001-21; Ordinance No. 2001-8-26)

In any zoning district where a wall, fence, or screening separation is erected, and is not required under the provision of Section 3-1001, the following standards shall apply:

1. The maximum height of a fence or wall in a required front yard shall not exceed 40 inches, and shall be at least 50% open in construction. Combinations of berms and fences shall not exceed 40 inches in height. Allowed exceptions to the height limitations in this section are as follows:
 - a. For public and parochial schools, private and primary schools, and day care centers, fences and berms may be a combined maximum height of 60 inches above grade, provided that the fence material is wrought iron or chain link.
 - b. Fences in the ED district may be erected in accordance with Section 2-802.
 - c. A wall or fence not more than eight (8) feet in height may be erected in the front yard setback of multi-family, independent living facility, assisted living facility, long-term care facility, or continuing care facility uses. The wall or fence construction must be at least 50% open.
 - d. For all uses within the Light Industrial-1 (LI-1) and Light Industrial-2 (LI-2) districts, a wall or fence not more than eight (8) feet in height may be erected in the front yard setback.
2. Any fence or wall located to the rear of the front yard setback shall not exceed eight (8) feet in height above the grade of the adjacent property or eight (8) feet when placed on a retaining wall. Walls that screen loading docks, loading

spaces, and ground-mounted mechanical units may exceed eight (8) feet in height if necessary for adequate visual screening. The maximum height for fences in the General Residential (GR) district is six (6) feet. (See Subsection 2-814-D.4.) (ZC 2002-47; Ordinance No. 2002-10-26)

3. In single-family-detached, 2F, and SF-A districts, where a corner lot has two front yards as required by this ordinance, and a house is constructed facing one of the front yards, the second front yard may be fenced in the same manner as any other side yard adjacent to a street. The fence shall have a corner clip on an angle beginning at the intersection of the front yard setback with the lot line, and ending at a point on the street right-of-way located a minimum of 15 feet from the lot line. (See Appendix Illustration 8.)
4. Fence arms and barbed wire are only allowed in the LI-1 and LI-2 districts and may not extend over property lines. Barbed-wire, if used, must be attached to the fence arms.
5. Wire fences are prohibited in the front yard setback in all districts, except when the fence is used to enclose pastures, cropland, and other areas used for agricultural activities. However, fences in the ED district must comply with Section 2-802 of this ordinance.

3-1003 Mechanical Screening Requirements

In all non-residential developments, roof mounted mechanical units shall be screened from view at a point of 5.5 feet above the property line with a parapet wall, mansard roof or alternative architectural element. The height of the screening element shall be equal to or greater than the height of the mechanical unit(s) provided that the element shall not extend more than five feet above the roof on a one- or two-story building or more than 13 feet above the roof on a building of three or more stories. A mechanical unit which is taller than the maximum permitted height of the screening feature shall be set back from the screen five feet plus two feet for each foot it exceeds the height of the screen. Screening for mechanical units shall apply to new building construction only.

3-1004 Requirements for Refuse and Recycling Containers and Compactors (ZC 2002-26; Ordinance No. 2002-7-25)

Refuse and recycling containers and compactors for multi-family and non-residential development shall comply with the following standards unless specifically exempted in Subsection 3-1004-7:

1. Refuse and Recycling Container Standards

- a. Enclosures and/or Enclosure Space - Developments shall either provide enclosures for refuse and recycling containers or allocate area for future enclosures. Enclosures shall be designed to accommodate one refuse container and one recycling container. If the applicant does not propose refuse and recycling containers for a development, adequate area on the site shall be allocated to accommodate a future enclosure for one refuse and one recycling container.
- b. Screening - Refuse and recycling containers shall be screened from view of adjacent streets and properties. Screening shall be accomplished by one of the following methods:
 - i. Screening by Enclosure - Refuse and recycling containers shall be enclosed on three sides with masonry wall construction finished to match the main building(s). The minimum height of the enclosure shall be six feet.
 - ii. Screening by Concealed Placement - Refuse and recycling containers shall be placed in service areas that are screened from view by buildings, wing walls, and/or required screening walls.
- c. Enclosure Size - The minimum enclosure size for refuse and recycling containers shall be based upon a seven-foot wide by seven-foot deep container (10-cubic yard container). The interior dimensions of the enclosure shall provide the following minimum clearances:
 - i. The minimum side-to-side clearance between containers and/or enclosure walls shall be two and one-half feet.

- ii. The minimum front-to-back clearance between containers and enclosure walls or gates shall be two feet.

2. Compactor Standards

a. Screening - Compactors, where provided, shall be enclosed on three sides with masonry wall construction finished to match the main building(s). Compactors shall not be screened by concealed placement. The minimum height of the enclosure shall be eight feet. Metal swinging gates of a height equal to the enclosure height shall be provided for the truck collection side of the compactor enclosure.

b. Enclosure Size - The interior dimensions of the compactor enclosure shall provide for three feet of clearance between the compactor and enclosure walls or gates.

3. Placement Standards for Enclosures - Refuse recycling and compactor enclosures shall be placed behind the front building setback line. Compactor enclosures shall not be located between the front building setback line and the front facade of the building. The truck collection side of enclosures shall be oriented away from public streets unless metal swinging gates of a height equal to the enclosure height are provided.

4. Service Access - Refuse recycling and compactor enclosures shall be located to facilitate service/collection by providing a minimum outside turning radius of 45 feet from the travel lane to the truck collection side of enclosure.

5. Site Plan Review - Refuse, recycling, and compactor enclosures or area allocated for future refuse and recycling enclosures shall be identified on preliminary site plans and site plans. Refuse containers, recycling containers, and/or compactors shall not be added to existing sites and/or to site plans approved for future development without submittal and approval of a revised site plan.

6. Parking Reduction - The number of required parking spaces in Section 3-1100 (Off-Street Parking and Loading) may be reduced to accommodate commercial recycling and

community recycling containers for sites developed prior to July 22, 2002. Required parking shall not be reduced without submittal and approval of a revised site plan.

7. Exemptions - The following are exempted from the requirements of Subsection 3-1004:
 - a. Community recycling containers less than two cubic yards in capacity.
 - b. Multi-family and non-residential development that comply with both of the following stipulations:
 - i. The development is authorized by the City of Plano Public Works Department for refuse and recycling collection utilizing 95-gallon residential-type carts, and
 - ii. The development is located within Downtown Business/Government (BG) or Central Business-1 (CB-1) zoning districts, or the development is within a planned development (PD) district that permits by stipulation the use of 95-gallon residential carts for refuse and recycling collection.

3-1100 OFF-STREET PARKING AND LOADING

3-1101 General

In all districts except BG (see Section 2-819-D-1 through 10), in connection with every business, institution, recreational, residential, manufacturing, research laboratory, public building or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces, in accordance with the requirements set forth in Section 3-1109. (ZC 99-10; Ordinance No. 99-6-14)

In all districts except BG (see Section 2-819-D-1 through 10), there shall be provided at the time any use is changed, off-street parking spaces in accordance with the requirements set forth in Section 3-1109. (ZC 99-10; Ordinance No. 99-6-14)

3-1102 Off-Site Parking

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

1. That a permanent and irrevocable easement of the parking facilities in favor of the premises to be benefited thereby shall be dedicated and recorded as a condition of such use.
2. That the nearest point of the premises utilized for such parking spaces shall be not more than 300 feet in a straight line from the nearest point of the premises to be benefited thereby.
3. No such parking space may be located on the same lot as a residence dwelling.

3-1103 Minimum Number of Spaces

Minimum requirement for off-street parking spaces shall be as set forth in Section 3-1109.

3-1104 Size of Space (ZC 98-65; Ordinance No. 98-9-21)

Each standard off-street surface parking space shall measure not less than 9 feet by 20 feet, exclusive of access drives and aisles, and shall be of usable shape and condition. Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way or adjacent property, the length of the standard space may be reduced to 18 feet. (ZC 98-65; Ordinance No. 98-9-21)

Each standard off-street surface parking space located on a single lot platted for single-family or duplex use shall measure not less than 8 feet by 20 feet, exclusive of access drives, aisles, and alleys. The driveway shall, in no instance, be of a lesser width than the width of the garage door. (ZC 98-65; Ordinance No. 98-9-21)

Each small car off-street parking space shall measure not less than 8.5 feet by 16 feet, except for the BG district (see Section 2-819-D-10), exclusive of access drives and aisles, and shall be of usable shape and condition. Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way or adjacent property, the length of the small car space may be reduced to 15 feet. All small car parking spaces shall be grouped and located in specific areas so as not to be scattered throughout a parking lot. (ZC 99-10; Ordinance No. 99-6-14)

The use of compact parking is limited to general office, light manufacturing plant, church developments, college/university, public and private schools, or storage or wholesale warehouse developments, except for the BG district (see Section 2-819-D-10). A maximum of 50% of the required parking for these developments may be permitted as small car spaces upon approval of a site plan but only when both of the following conditions are met: (ZC 99-10; Ordinance No. 98-6-14)

1. Signage will identify the small car spaces. (ZC 98-65; Ordinance No. 98-9-21)
2. The entire grounds and building served by the small car spaces are occupied and controlled by one tenant who shall be responsible for policing the use of the small car spaces, except for the BG district (see Section 2-819-D-10). (ZC 99-10; Ordinance No. 99-6-14)

Each parking space (on-street or off-street) designed for parallel parking shall have a minimum dimension of 8 feet by 22 feet. (ZC 98-65; Ordinance No. 98-9-21)

Each standard parking space located in a parking garage shall measure not less than 8.5 feet by 17.5 feet with a 22-foot aisle width, and shall be of usable shape and condition. Angle parking may be used, see Appendix Illustration 12. (ZC 98-65; Ordinance No. 98-9-21)

For minimum dimensions of angle parking, see Appendix Illustration 12. (ZC 98-65; Ordinance No. 98-9-21)

3-1105 Access

1. Adequate provision for ingress and egress to all parking spaces shall be provided by driveways or maneuvering areas with direct access to a public street or to a private right-of-way easement. A private right-of-way easement shall be legally binding in form and substance and shall be recorded in the office of the register of deeds of the county, and a certified copy of the same, with evidence of recording thereon, shall be filed with the Planning Department.
2. Two-way access driveways shall be designed as shown in Appendix Illustration 12. One-way driveways shall be at least 12 feet wide when the angle of parking is 45 degrees and 17 feet, 6 inches when the angle of parking is 60 degrees.
3. Pad sites within retail centers shall be required to obtain mutual access and parking agreements with the adjacent retail center in order to enhance safe, on-site circulation and provide access to the nearest available median break.

3-1106 Parking Area Standards (ZC 94-46/ZC 97-46)

1. All required parking spaces and loading areas, together with driveways and maneuvering aisles, and additional parking areas which are routinely and customarily used on a daily or weekly basis shall be paved with a concrete or asphalt surface. No minimum paving standard is required for parking areas for special events and seasonal sporting events or overflow parking beyond required parking for churches. Paving and drainage shall be in accordance with City

standards. All parking areas shall be maintained in good condition, free of potholes and other deterioration. (ZC 97-46; Ordinance No. 97-11-16)

2. Any new parking area construction or expansion of an existing parking area shall be constructed of concrete or asphalt. Properties with existing parking areas not constructed of concrete or asphalt shall conform to these requirements upon a change of property use or tenant. (ZC 97-46; Ordinance No. 97-11-16)
3. To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties. For safety and fire fighting purposes, free access through to adjacent parking areas shall be provided where practical. (ZC 97-46; Ordinance No. 97-11-16)
4. Except for single-family and duplex uses, parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods. Nonpermanent marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the space. (ZC 97-46; Ordinance No. 97-11-16)

3-1107 Off-Street Loading (ZC 96-32; Ordinance No. 96-8-11)

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

At least one-half of such loading spaces shall have a minimum dimension of 10 feet by 40 feet, and the remaining spaces have a minimum dimension of 10 feet by 20 feet.

Where such loading space is located adjacent to a residential district, the space shall be enclosed on three sides.

Loading spaces shall be provided in accordance with the following schedule:

FOR ALL RETAIL, COMMERCIAL AND INDUSTRIAL USES

Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0 to 10,000	None
10,000 to 50,000	1
50,000 to 100,000	2
100,000 to 200,000	3
Each additional 100,000	1 additional

FOR ALL HOTELS, OFFICE BUILDINGS, RESTAURANTS, AND SIMILAR ESTABLISHMENTS

Square Feet of Gross Floor Area in Structure	Minimum Required Spaces or Berths
0 to 50,000	None
50,000 to 150,000	1
150,000 to 300,000	2
300,000 to 500,000	3
500,000 to 1,000,000	4
Each additional 500,000	1 additional

2. Loading docks for any establishment which customarily receives goods between the hours of 9:00 p.m. and 8:00 a.m. and is adjacent to a residential use or district shall be designed and constructed so as to fully enclose the loading operation, in order to reduce the effects of the noise of the operation on adjacent residences.
3. Where adjacent to residential uses or districts, off-street loading areas shall be screened from view of the residential use or district.

3-1108 Off-Street Parking Incidental to Main Use

Off-street parking shall be provided in accordance with the requirements specified by this ordinance and located on the lot or tract occupied by the main use or in accordance with Section 3-1102, and located within the same zoning district as the main use.

3-1109 Schedule of Off-Street Parking

Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for the uses specified in the districts designated. Where calculation in accordance with the following results in requiring a fractional space, any fraction less than 0.5 shall be disregarded, and any fraction of 0.5 or more shall require one space.

1. FOR THE FOLLOWING ZONING DISTRICTS OR USES	THE MINIMUM REQUIRED OFF-STREET PARKING OR SPACES FOR RESIDENTIAL USES SHALL BE:
a. A, Agricultural District	Two spaces for each dwelling unit.
b. ED, Estate Development District	Two spaces for each dwelling unit.
c. One-Family or Two-Family Dwellings (ZC 2002-47; Ordinance No. 2002-10-26)	Two spaces for each dwelling unit except for the GR district. (See Subsection 2-814-C.).
d. Single-Family Attached	2.25 spaces for each dwelling unit.
e. Multi-Family Dwelling (Ordinance No. 93-8-13)	<ul style="list-style-type: none"> • Two spaces for each dwelling unit with one, two, or more bedrooms. • 1.5 spaces for each efficiency unit.
f. Multi-Family Dwelling in BG Districts (Ordinance No. 93-8-13)	<ul style="list-style-type: none"> • One bedroom or less - One parking space per unit. • Two bedrooms - 1.5 parking spaces per unit. • Three bedrooms or more - Two parking spaces per unit.
g. Mobile Homes in MH District	Two spaces for each stand, lot, or tract.

2. Parking Space Schedule, Non-Residential Uses in All Districts	
Animal Exhibition	One space per 600 square feet of exhibit and pasture area.
Artisan's Workshop	One space for each 200 square feet of retail sales and display plus one space for each 400 square feet of workshop and storage area. (Ordinance No. 93-8-13)
Assisted Living Facility (ZC 2000-83; Ordinance No. 2000-11-30)	One space for every two rooms or beds, whichever is greater.
Bank, Savings & Loan or Similar Financial Establishment	One space for each 300 square feet of floor area.
Bed and Breakfast Inn	One space for owner/operator and one for each guest bedroom. (Ordinance No. 93-8-13)
Churches	One space for each five seats in the main sanctuary.
College or University	One space for each two students, plus one space for each classroom, laboratory, or instruction area.
Commercial Amusement (Indoor):	
a. Bowling Alley	Six spaces for each lane.
b. Racquetball or Handball Courts	Four spaces for each court.
c. Indoor Tennis Courts	Six spaces for each court.
d. Gymnasium, Skating Rinks, and Martial Arts Schools or Areas	One space for each three seats at a maximum seating capacity, plus one space for each 200 square feet.
e. Swimming Pool	One space for each 100 square feet of gross water surface and deck area.
f. Weight Lifting or Exercise Areas	One space for each 100 square feet.
g. Bingo Parlors	One space for three seats (design capacity) or one per 100 square feet of total floor area, whichever is greater.
h. Indoor Jogging or Running Tracks	One space for each 100 linear feet.

<p>i. All areas for subsidiary uses not listed above or in other parts of Section 3-1109 (those noted uses such as restaurants, offices, etc., shall be calculated in with the minimum specified for those individual uses)</p>	<p>One space for each 1,000 square feet.</p>
<p>j. Other</p>	<p>One space for each three persons accommodated (design capacity).</p>
<p>Continuing Care Facility (ZC 2000-83; Ordinance No. 2000-11-30)</p>	<p>Parking requirements shall be based upon the proportionate individual parking requirements of the independent living facility, assisted living facility, and/or long-term care facility within the continuing care facility.</p>
<p>Day Care, Day Nursery, or Kindergarten School (ZC 96-32; Ordinance No. 96-8-11)</p>	<p>One space/five pupils (design capacity). Parking for this use will not be required when:</p> <ul style="list-style-type: none"> a. Such facilities are located within an office structure as an accessory use to its employees. b. Within a single-user structure as an accessory use as a service to its employees. c. Within an accessory structure that is within 300 feet of the main building. d. With a shopping mall (as described in Section 3-102 of the Zoning Ordinance).
<p>Farmer's Market</p>	<p>One space per vendor plus 1.5 spaces for each 200 square feet of covered market area. Vendor parking and customer parking shall be separate.</p>
<p>Flea Market (Indoor and Outdoor)</p>	<p>1.5 spaces for each 200 square feet of floor area or market area.</p>

Furniture Stores or Large Appliance Store	One space for each 400 square feet of floor space.
Garden Center	One space for each 200 square feet of floor area plus one space for each 2,000 square feet of exterior sales area. (ZC 92-55; Ordinance #92-9-1)
Gasoline Service Station	Minimum of six spaces.
Golf Course	Five spaces for each green.
Government/Private Post Offices:	<p>a. One space per employee plus one space per stored vehicle shall be provided and located on the site so that no vehicle is parked for more than 24 hours within the front yard or within the side yard of a corner lot abutting a street or public right-of-way.</p> <p>b. Plus one space per 200 square feet of floor area of customer service area and one space per 1,000 square feet of storage and distribution area.</p>
Hardware Store	One space per 200 square feet of floor area.
Homebuilder Marketing Center	One parking space per 300 square feet of floor area. (ZC 92-99; Ordinance #93-5-25)
Hospitals	One space for every two beds.
Hotel or Motel	One space for each room, unit, or guest accommodation of a hotel/motel with no restaurant private club, meeting facilities, or recreational facility other than a swimming pool; 1.25 spaces for each room, unit, or guest accommodation of a hotel/motel with restaurant, private club, meeting facilities, and/or recreational facility other than a swimming pool. (ZC 99-27; Ordinance No. 99-7-8)
Household Care Facility	Two spaces for each dwelling unit.

Household Care Institution	One space for every three rooms or beds, whichever is greater.
Independent Living Facility (ZC 2000-83; Ordinance No. 2000-11-30)	One space per dwelling unit.
Library or Museum	Ten spaces plus one space for each 300 square feet of floor area.
Long-Term Care Facility (ZC 2000-83; Ordinance No. 2000-11-30)	One space for each two rooms or beds, whichever is greater.
Manufacturing, Processing, or Repairing	One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater.
Massage Establishments	One space for each 200 square feet of floor area.
Mini-Warehouses	One space for each 20 storage cubicles, plus required parking for the office and caretaker's quarters. Parking spaces to be rented shall not be included in this requirement.
Mortuary	One space for each two persons normally accommodated in services or one space per 200 square feet, whichever is greater.
Nursery	One space for each 300 square feet of floor area plus one space for each 5,000 square feet of exterior sales area. (ZC 92-55; Ordinance #92-9-1)
Office, General	<p>One space for each 300 square feet of floor area or 1:400 parking ratio with the following requirements:</p> <ul style="list-style-type: none"> a. Single tenant office building of a minimum of 200,000 gross square feet. b. Does not exceed 0.30:1. c. Approval of a site plan showing where additional parking can be added if necessary.

Office, Medical	One space for each 175 square feet of floor area.
Office - Showroom or Office - Warehouse	One space for each 1,000 square feet of floor area for storage and warehousing, plus one space for each 300 square feet of office, sales, or display areas. The maximum square footage of office space must be noted on the site plan. (ZC 95-100; Ordinance No. 96-1-32)
Private Club	<p>Unless a private club utilizes shopping center parking requirements, the following parking shall be required:</p> <ul style="list-style-type: none"> a. If free standing or located in a shopping center of 150,000 square feet or less, one space for each 10.5 square feet of bar, lounge, and waiting areas, plus one space for each 100 square feet of remaining floor area. b. If located in a shopping center of 150,000 - 250,000 square feet, one space for each 100 square feet of gross floor area. c. If located in a shopping center of 250,000 - 500,000 square feet, one space for each 150 square feet of gross floor area. d. If located in a shopping center of 500,000 square feet or greater, one space for each 200 square feet of gross floor area.
Recreational Area or Building, Private or Commercial (other than listed)	One space for every two persons to be normally accommodated in the establishment.
Regional Shopping Malls (with more than 1,000,000 square feet of floor space) (ZC 98-100; Ordinance No. 99-1-8)	One space for each 225 feet of gross leaseable area.

Rehabilitation Care Facility	Two spaces for each dwelling unit.
Rehabilitation Care Institution	One space for every three rooms or beds, whichever is greater.
Residence Hotels (see Section 3-108)	1.2 spaces per unit.
Restaurant or Cafeteria	One space for every 100 square feet of floor area.
Retail or Personal Services (ZC 2001-36; Ordinance No. 2002-1-13)	See #2 in Subsection 3-1110 for minimum required parking. Retail or personal services as an incidental use that do not exceed 10% of the main building area shall be parked at the same rate as the primary use. This use must be located within the main building.
Schools:	
Elementary	One space for each 15 students (design capacity).
Middle	One space for each 14 students (design capacity).
9-10 Grades	One space for each six students (design capacity).
11-12 Grades	One space for each 1.5 students, faculty, and staff (design capacity).
Service Retail	One space for each 200 square feet of retail sales area plus one space for each 400 square feet of service area.
Shopping Centers (ZC 2001-36; Ordinance No. 2002-1-13)	See #2 in Subsection 3-1110 for minimum required parking. Restaurants, cafeterias, and private clubs with no bar or waiting area that are in-line lease spaces and do not exceed 10% of the shopping center floor area (excluding single occupant free standing buildings) may utilize the required minimum parking ratio per #2 in Subsection 3-1110.
Stable	One space for each 2 stalls.

Storage or Warehousing	One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater.
Theaters, Meeting Rooms, Assembly Halls, and Community Centers (ZC 98-101; Ordinance No. 99-2-15)	One space for every three seats or for every three persons accommodated.
Vehicle Repair Garage	Three spaces per service bay, plus one space per employee (maximum shift), plus one space per tow truck or other service vehicle.
3. For those uses listed in Schedule I, Permitted Uses, which are not matched with a parking requirement in 3-1109 above, the following standards shall apply:	
General Use Category	Parking Space Requirements
a. Educational, Institutional, and Special Uses	One space per employee.
b. Transportation, Utility, and Communications Uses	One space per employee plus one space per stored vehicle.
c. Accessory and Incidental Uses	One space per employee.
d. Office and Professional Uses	One space per 300 square feet of gross floor area.
e. Automobile and Related Uses	One space per employee plus one space per stored vehicle.
f. Retail Uses (ZC 2001-36; Ordinance No. 2001-1-13)	See #2 in Subsection 3-1110 for minimum required parking.
g. Service Uses	One space per 200 square feet of gross floor area.
h. Wholesale Uses	Same as for "Storage or Warehousing."
i. Contract Construction Uses	One space per employee plus one space per company vehicle.
j. Commercial, Manufacturing, and Industrial Uses	Same as for "Manufacturing, Processing, or Repairing."

4. The number of required handicap parking spaces is based on the total number of parking spaces provided as follows:	
Total Parking in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over (ZC 92-36; Ordinance #92-8-13)	20 plus one for each 100 over 1,000

3-1110 Special Off-Street Parking Regulations

1. In computing the parking requirements for any development, the total parking requirements shall be the sum of the specific parking space requirements for each use included in the development except as provided in Section 3-1111. Where multiple uses are proposed for a building, the parking requirements shall be calculated on the basis of the most restrictive requirements unless specific areas of different uses are delineated by floor or building segment.
2. The minimum required parking for retail uses and shopping centers 50,000 square feet in size or less is one space per 200 square feet. For retail uses and shopping centers greater than 50,000 square feet the following shall apply: (ZC 2001-36; Ordinance No. 2002-1-13)
 - a. Minimum required parking is one space per 250 square feet.

- b. Additional parking may be provided in excess of (a) above. If the total provided parking exceeds 110% of the minimum required parking, additional landscaping is required per (c) below.
 - c. One tree shall be provided for every three additional parking spaces in excess of 110% of the minimum required parking. These trees are in addition to the required landscaping in Section 3-1200, and shall be distributed in landscaped areas within parking areas or adjacent to buildings, and not in the landscaped edge.
 3. Wherever a parking lot is located across the street from or adjacent to residentially zoned property, and is designed so that headlight beams will shine into residences (whether or not such residences have been built at the time parking lot is constructed), an irrigated earthen berm or a solid masonry wall or reinforced concrete fence of not less than three nor more than four feet in height above the finished grade of the off-street parking area shall be erected and maintained so as to provide a headlight screen for the residential district.
 4. The off-street parking spaces designated for each apartment (multiple-family) dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.
 5. Special Vehicle Storage:
 - a. Definition - A special vehicle is any trailer (including boats or any other item stored thereon) designed to be towed on public streets or any self-propelled vehicle which exceeds twenty-two feet in length.
 - b. Length - Vehicle length shall be measured to include trailer connections and any overhang of the vehicle or trailer, including the item being carried on the trailer.
 - c. Storage - Storage is defined as the continuous parking of the vehicle for 48 hours or longer.

All vehicles must meet the following requirements:

- a. No special vehicle may be stored on required off-street parking.

- b. No part of a special vehicle may extend over a public easement or right-of-way.
- c. No special vehicle stored on a residential lot may be used for housekeeping, living or sleeping quarters.
- d. If required, federal and state licensing and registration must be current.
- e. All special vehicles must be maintained in an operable condition.
- f. Stored vehicles must be secured with wheel stops or maintained so as not to present a safety problem to the neighborhoods in which they are located.
- g. All special vehicles must be stored on an improved driveway or improved parking surface such as concrete, asphalt, paving stones, or brick. Gravel or crushed rock may be used in the side and rear yards, but not in the front yard. The parking surface must be continuous from a driveway.
- h. Special vehicles must be stored behind the front building line in the side or rear yard unless the lot is served by a driveway from a public street and which is its only point of vehicular access, or the lot does not have access to a standard alley (10 foot wide paved alley).
- i. Only one special vehicle may be stored in the front yard.
- j. A special vehicle stored in the front yard must be parked perpendicular to the front property line.
- k. The storage of a special vehicle exceeding 22 feet in length in the front yard shall require a permit issued by the City, certifying that the vehicle will be stored in compliance with this ordinance. To obtain a permit, the applicant must submit a plan of the lot illustrating how the vehicle will be stored. The permit shall specify the vehicle to be stored and the owner of the lot. The permit is only valid for the vehicle and owner specified. Permits may be revoked if the vehicle is not stored in accordance with this ordinance.

- I. Special vehicles stored in the side yard or rear yard behind the front building line must be screened from view from adjacent lots and side streets. In addition, these special vehicles must be screened in the front if brought onto the lot from the rear. (See Section 3-1000)
6. In all districts developed for single-family or two-family uses, pavement in the front yard may not exceed 55% of the area between the property line and the building face.
7. On a residential lot all self-propelled vehicles not defined as special vehicles must be parked on an improved surface.
8. The Planning & Zoning Commission may decrease the amount of required parking for the redevelopment or expansion of building space of a non-residential property by 10% where the parking shortage is caused by the dedication of right-of-way or easements required by public improvements. Any reduction granted must be granted through the site plan approval process. The parking reduction is not extended to any future development or redevelopment of the property.

3-1111 Joint Parking Facilities

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

1. A legally sufficient written agreement assuring the perpetual joint usage of said common parking for the combination of uses or buildings in properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney, and filed with and made part of the application for a Building Permit.
2. Up to 60 percent of the parking spaces required for a theater or other place of evening entertainment, or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours is specifically approved by the Planning and Zoning Commission. Such approval may be rescinded by the City.

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

3-1112 Stacking Requirements for Drive-Through Facilities

1. A stacking space shall be an area on a site measuring 8 feet by 20 feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area. An escape lane shall be an area measuring a minimum of 8 feet wide that provides access around the drive-through facility. An escape lane may be part of a circulation aisle.
2. For financial institutions with drive-through facilities, five stacking spaces shall be required if one or two teller stations are provided. For three or more teller stations, four stacking spaces shall be required. An escape lane shall be provided in all instances.
3. For drive-through restaurants, a minimum of stacking space for the first vehicle stop shall be 100 feet, and 40 feet thereafter for any other stops. An escape lane shall be provided parallel to the drive through lane from the beginning of the drive-through lane to the order board.
4. For kiosks, a minimum of two stacking spaces for each service window shall be provided.

3-1113 Parking Reduction Program (ZC 94-26)

1. Purpose - This section establishes requirements and procedures for instituting a parking reduction program for certain uses. The program is designed to address the actual parking needs of large single tenant buildings by requiring fewer parking spaces than normally required by the Zoning Ordinance. The program promotes a reduction in traffic congestion through the use of car pooling, mass transit and other parking management techniques.
2. Eligibility - The Parking Reduction Program may be used for single tenant buildings or building expansions exceeding 100,000 square feet. This program applies specifically to

general office, scientific and research laboratories, and governmental operations, but may be utilized for other operations with approval by the Planning & Zoning Commission.

3. Extent of Reduction - Between 5-30% of the parking spaces required (calculated using the standard parking rates for the particular use in the Zoning Ordinance) may be deferred.
4. Pre-Application Conference - The applicant should schedule an appointment with the Planning Department staff to discuss the Parking Reduction Program and its applicability to the project.
5. Procedure - The Parking Reduction Program must include items "a" through "g" as described below. A preliminary site plan must be submitted for approval with any application for participation in a Parking Reduction Program. The applicant must also enter into a performance agreement with the City, specifying monitoring and penalty requirements. To ensure the submission of adequate information, the Planning Department is hereby empowered to maintain and distribute a list of specific requirements for the Parking Reduction Program.

a. Baseline Parking Assessment

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

b. Estimated Actual Demand

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

c. Preliminary Site Plan

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

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

- i. Employer Subsidies to Mass Transit Users - Free or reduced-price passes would be provided to employees using DART or other mass transit services.
- ii. Ride Share Programs - A program in which the company provides vans or similar vehicles to transport eight or more persons to and from work.
- iii. Car Pool Program - A program using designated private vehicles to transport three or more employees to and from work. A car pool program should include incentives for participants, such as a stipend to cover gas and on-going maintenance or preferred parking areas.
- iv. Remote Parking Areas - Parking areas located away from the main facility may be considered if a permanent company-operated shuttle system is provided.
- v. Modified Work Schedules - Operations with more than one shift would arrange work schedules to eliminate shift overlap. This would allow one shift to clear a parking area prior to another reporting for work.
- vi. Other parking reduction techniques may be used with approval by the Planning & Zoning Commission.

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

Employer Subsidies to Mass Transit Users	1 space per rider
Ride Share Program	4 spaces per van
Car Pool Programs	2 spaces per designated vehicle
Remote Parking Areas	1 space per off-site parking space
Modified Work Schedules	Spaces provided for shift overlap

e. Estimate of Overflow Parking Impact

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

f. Performance Agreement

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

- i. Specify the number of parking spaces which are being deferred and the program used to decrease parking demand.
- ii. Specify the date the program will commence in relation to completion and occupancy of the structure;
- iii. Require annual parking demand monitoring reports which will note any changes in occupancy or demand for additional parking; and
- iv. Provide penalties for failure to comply with the above as stated in Article 6, Section 6-400 of this Ordinance.

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

g. Notation on Final Plat and Site Plan

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

6. Planning & Zoning Commission Report - The Planning & Zoning Commission shall review all proposed parking reduction programs. The Planning & Zoning Commission shall make a recommendation to the City Council for approval, modification or denial of the proposed project, based on a finding that the parking reduction program will not negatively impact adjacent streets or properties.
7. The Planning & Zoning Commission may decrease the amount of required parking for the redevelopment or expansion of building space of a non-residential property by 10% where the parking shortage is caused by the dedication of right-of-way or easements required by public improvements. Any reduction must be granted through the site plan approval process. The parking reduction is not extended to any future development or redevelopment of the property. (Ordinance No. 93-9-4)

3-1114 Parking Deferment Program (ZC 2000-83; Ordinance No. 2000-11-30)

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

2. Definition - A parking deferment is an allowed reduction of the total required parking for neighborhood centers (including new and redeveloped centers) and/or independent living facilities.
3. Eligibility - The program may be used for:
 - a. Neighborhood retail centers, as defined on the Future Land Use Plan, that are 8-15 acres in size, with the following requirements:
 - New and Existing Centers

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

Existing Centers - Parking may be removed and deferred as part of the demolition and reconstruction for a new anchor store, the remodeling or addition of in-line lease spaces, the repaving and striping of parking areas and the addition of new landscaping.
 - b. Independent living facilities
4. Prohibited Uses - Parking shall not be deferred for general office, medical office, indoor commercial amusements, private clubs with bar and waiting areas, free standing buildings of 5,000 square feet or less, free standing restaurants, outdoor commercial amusements, movie theaters, building supply stores, nurseries and garden centers.
5. Prohibited Areas - Retail and commercial uses in the U.S. 75 and Preston Road Corridors are not eligible for the program. The U.S. 75 Corridor is the land within 1,000 feet of the east right-of-way line of U.S. 75 and within 1,500 feet of the west right-of-way line. The Preston Road Corridor is the land within 3,000 feet of the center line of Preston Road.
6. Extent of Reduction - A maximum of 15% of the total parking spaces required for neighborhood retail centers and/or a maximum of 25% of the total parking spaces required for independent living facilities may be deferred (calculated

using the standard parking rates for the particular use in the Zoning Ordinance). The reduced parking area shall be subject to the following:

- a. Increased Landscaping Area - Land used for deferred parking must be maintained as a landscaped area with sod and shrubs. Tree plantings are also encouraged. All landscaped areas must be fully irrigated.
 - b. Limited Rear Yard Parking - No more than 10% of the required parking may be located at the rear of the shopping center. Areas reserved for deferred parking may not be located to the rear of the shopping center, in drainage easements, or in other unsuitable areas.
7. Procedure - The parking deferment program includes items "a" through "e" as described below. A preliminary site plan must be submitted for approval with any application for participation in a parking deferment program. The applicant must also enter into a performance agreement with the City of Plano. To ensure the submission of adequate information, the Planning Department is hereby empowered to maintain and distribute a list of specific requirements for the parking deferment program.
- a. Pre-Application Conference - The applicant should schedule an appointment with a staff member of the Planning Department to discuss the program and its applicability to the project.
 - b. Baseline Parking Assessment - The total parking requirement must be calculated using the standard parking rates for the particular uses in the Zoning Ordinance. Land must be reserved on site to meet the baseline parking assessment, and may not be located to the rear of the shopping center, in drainage easements, or in other unsuitable areas.
 - c. Performance Agreement - All property owners in a neighborhood center and/or independent living facility must agree to the program regardless of the fact that their property may or may not be eligible for a deferment. A

change in land use will require review of the agreement to determine if additional parking is needed. The performance agreement shall:

- i. Be signed by all property owners in a neighborhood center at the time of preliminary site plan submittal. This specification allows staff to make certain owners are aware of the agreement.
- ii. Require common access and parking between all lots and owners.
- iii. Specify the number of parking spaces which are being deferred and the type of development used to allow the deferment.
- iv. Require annual parking demand monitoring reports which will note any changes in occupancy or demand for additional parking.
- v. Provide penalties for failure to comply with the above as stated in Article 6, Section 6-400 of this Ordinance.

d. Preliminary Site Plan Approval

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

e. Planning & Zoning Commission Review

The Planning & Zoning Commission shall review all proposed parking deferment programs. The Planning & Zoning Commission shall approve, modify or deny the proposed project, based on the following:

- i. The effect of overflow parking on adjacent properties and streets; and
- ii. The feasibility of providing deferred parking if the agreement is revoked.

f. Appeals

The decision of the Planning & Zoning Commission to approve or deny a parking deferral agreement shall be final and binding unless an appeal of the decision is made to the City Council. The applicant, Director of Planning or member of City Council may appeal the decision of the commission by filing a Notice of Appeal in the office of the Director, no later than ten days after the date on which the commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the commission at a public meeting. Written notice of any appeal shall be sent to the property owner. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than 45 days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify or reserve the decision of the commission and may, where appropriate, remand the plan to the commission for further proceedings consistent with City Council's decision.

g. Revoking the Agreement

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

3-1200 LANDSCAPING REQUIREMENTS (ZC 91-45 / ZC 96-68 / ZC 96-84)

1. Non-residential Landscaping Requirements - These standards shall apply to all non-residential districts except BG and CB-1. Any area within a planned development district or overlay district containing landscaping standards shall be regulated by the more restrictive standards. (Ordinance No. 93-8-13)
 - a. Landscaping Along Street Rights-of-Way - All commercial, industrial and other non-residential uses shall comply with the following streetscape requirements:
 - i. A landscaped edge shall be provided adjacent to all streets. The landscaped edge shall be a minimum width of ten (10) feet, exclusive of street rights-of-way. Within the landscaped edge, one (1) shade tree (3" caliper minimum) or an approved ornamental tree shall be planted per 500 square feet of landscaped edge (See Appendix Illustration 14). The number of required trees shall be calculated solely on the area of the required landscaped edge.
 - ii. Where parking lots and drives abut the landscaped edge, ten (10) shrubs (5 gallon minimum) shall be planted per 500 square feet of landscaped edge (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 3 to 1 grade.
 - iii. If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required unless needed for a headlight screen.
 - iv. The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, planting beds, signs or other permitted fixtures shall be planted with turf or other living ground cover.

- v. The Planning & Zoning Commission may reduce the width of the required landscaped edge during site plan review when the reduction is required for public improvements.
 - vi. No site developed prior to the effective date of this section 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.
- b. Interior Parking Lot Landscaping - Any non-residential parking area which contains more than 20 parking spaces shall provide interior landscaping in addition to the required landscaped edge: (ZC 2001-36; Ordinance No. 2002-1-13)
- i. Interior landscaping shall include all areas within the paved boundaries of the parking lot as well as planting islands, curbed areas, corner lots, parking spaces, and all interior driveways and aisles except those with no parking spaces located on either side. Landscaped areas outside of the parking lot may not be used to meet the interior landscaping requirement (See Appendix Illustration 15) except to meet the requirements of Subsection 3-1110 (2).
 - ii. There shall be eight (8) square feet of interior landscaping for each parking space (180 square feet) or fraction thereof.
 - iii. There shall be one (1) shade tree (3" caliper minimum) or an approved ornamental tree for every fifteen (15) parking spaces or fraction thereof. Trees required by Subsection 3-1110 (2) may not be counted toward this requirement.
 - iv. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than five (5) feet from the trunk of a tree unless a staff approved root barrier is utilized.

- v. Where an existing parking area is altered or expanded to increase the number of spaces to more than twenty (20), interior landscaping shall be provided on the new portion of the lot in accordance with the above standards.
 - vi. The requirements listed above shall not apply to structured parking garages.
 - vii. Properties utilizing the reduced front building setback allowed in Subsection 3-514 must provide one three-inch caliper tree per 750 square feet of landscaped area between the property line and the building face.
- c. Landscaping For Corner Lots - Corner lots at the intersection of Type "D" or larger thoroughfares shall comply with the following landscaping requirements in addition to the required plantings for the landscaped edge and interior parking lot landscaping:

- i. A minimum of 10% of the site area shall be devoted to landscaping;
- ii. A minimum 15 foot wide landscaped edge shall be located along all street right-of-way lines beginning at the corner and extending 175 feet or to the closest driveway. Beyond this point, the landscaped edge may be gradually reduced (over a distance of 25 feet) to 10 feet in width (see Appendix Illustration 16);

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

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

- iv. No site developed prior to the effective date of this section shall be required to conform to the landscaping requirements of this section unless the site is 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.

- d. Landscaping/Screening for Parking Lots Adjacent to Residential Areas - Where parking is within 50 feet of residentially zoned property and is not screened from view by a wall, berm or other screen specified in Section 3-1000, a continuous screen of shrubs (5 gallon minimum) must be placed adjacent to the parking. The required landscaping shall comply with the following regulations:
 - i. The required shrubs shall create a minimum three-foot tall screen within two years of planting.
 - ii. Drought and freeze-resistant shrubs shall be used including but not limited to:

Photinia
Dwarf Burford Holly
Dwarf Chinese Holly
Dwarf Yaupon Holly
Other plants may be used with staff approval.

- e. Landscaping for below-grade open parking structures in the front yard of non-residentially zoned properties - Where below-grade open parking is provided in the front yard setback, the required landscaping shall comply with the following regulations: (ZC 96-68; Ordinance No. 97-2-15)
 - i. An 18-foot wide landscape edge shall be provided between the below-grade parking structure and the street right-of-way. The landscape edge is exclusive of street rights-of-way; and (ZC 96-68; Ordinance No. 97-2-15)

- ii. The 18-foot landscape edge shall include a minimum three-foot tall berm, measured from the property line after grading. The berm shall not exceed a 3:1 slope. One shade tree (3-inch caliper minimum) or an approved ornamental tree shall be provided per 50 feet of street frontage within the landscape edge between the below grade open parking and the street right-of-way. (ZC 96-68; Ordinance No. 97-2-15)
- 2. Residential Landscaping Requirements - These standards shall apply to all residential districts, except CB-1. Any area within a planned development district or overlay district containing landscaping standards shall be regulated by the more restrictive standards.
 - a. Multi-Family and Assisted Living Facility, Continuing Care Facility, Independent Living Facility, and/or Long-Term Care Facility Requirements: (ZC 2000-83; Ordinance No. 2000-11-30)
 - i. A landscaped edge shall be provided adjacent to all streets. The landscaped edge shall be a minimum width of ten (10) feet, exclusive of street rights-of-way. Within the landscaped edge, one (1) shade tree (3" caliper minimum) or an approved ornamental tree shall be planted per 500 square feet of landscaped edge. The number of required trees shall be calculated solely on the area of the required landscaped edge.
 - ii. Where parking lots and drives abut the landscaped edge, ten (10) shrubs (5 gallon minimum) shall be planted per 500 square feet of landscaped edge. 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 3 to 1 grade.
 - iii. The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, plantings beds, signs or other permitted fixtures shall be planted with turf or other living ground cover.

- iv. If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required unless needed for a headlight screen.
 - v. The Planning & Zoning Commission may reduce the width of the required landscaped edge during site plan review when the reduction is required for public improvements.
 - vi. Parking areas shall be landscaped in addition to the required landscaped edge. Seventeen (17) square feet of landscaping for each parking space shall be provided within the paved boundaries, including one (1) shade tree (3" caliper minimum) or an approved ornamental tree per ten (10) parking spaces.
 - vii. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than five (5) feet from the trunk of a tree unless a staff approved root barrier is utilized.
 - viii. One (1) shade tree (3" caliper minimum) or an approved ornamental tree per 1,000 square feet of required open space shall be provided.
 - ix. No site developed prior to the effective date of this section shall be required to conform to the landscaping requirements of this section unless the site is 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.
- b. Landscaping Requirements for Single-Family, Patio Home, Single-Family-Attached and Two-Family Developments:
- i. One shade tree (3" caliper minimum) or an approved ornamental tree shall be provided in residential subdivisions for each lot.
 - ii. All required trees must be planted prior to request for final building inspection of the dwelling unit.

3. Landscape Maintenance Requirements

- a. All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- b. Landscaped areas shall be kept free of trash, litter, weeds, and other such materials or plants not a part of the landscaping.
- c. An automatic irrigation system is required for all landscaping.
- d. The requirements listed under items a, b and c shall not apply to single-family, patio home, single-family-attached and two-family platted lots.
- e. Any developer desiring to install and maintain landscaping materials and irrigation facilities within the City right-of-way must first enter into and execute a "Median Right-of-Way Landscape and Irrigation Agreement."
- f. Entryway or amenity features within City right-of-way may be developed under the responsibility of a Homeowners Association or Commercial Property Owners Association. Documents shall be submitted, reviewed, and approved by the City.

4. Recommended Trees For Tree Preservation & New Plantings
- The following is a list of recommended high quality, long living trees which are considered suitable for local soil conditions and climate. Other species may be acceptable with approval from the Planning Department. Required trees shall be a minimum of seven (7) feet overall height immediately after planting.

Overstory (Shade) Trees: Height Range - 30 feet - 60 feet	
Bald Cypress	Taxodium distichum
Cedar Elm	Ulmus crassifolia
Lacebark (Drake) Elm	Ulmus parvifolia 'Drake'
Pecan	Carya illinoensis
Chinese Pistache	Pistacia Chinensis

Bur Oak	Quercus macrocarpa
Shumard or Texas Red Oak	Quercus shumardii or texana
Sweet Gum	Liquidambar styraciflua
Green Ash	Fraxinus pennsylvanica 'Marshall Seedless'
Live Oak	Quercus virginiana
Western Soapberry	Sapindus drummondi
Eastern Red Cedar	Juniperus virginiana
Hackberry*	Celtis occidentalis
Bois d'Arc*	Maclura pomifera
Sycamore	Platanus occidentalis
Common Persimmon	Diospyros virginiana
Southern Magnolia	Magnolia grandiflora
American Elm	Ulmus americana
Slippery Elm	Ulmus rubra
Chinquapin Oak	Quercus muehlenbergii
Black Walnut	Juglans nigra
*Trees are unacceptable for new plantings.	
Accent (Ornamental) Trees: Height Range - 10 feet - 20 feet	
Japanese Black Pine	Pinus thunbergii
Afghan (Eldarica) Pine	Pinus eldarica
Redbud	Cercis canadensis
Crape Myrtle	Lagerstroemia indica
Yaupon Holly	Ilex vomitoria
Flowering Pear	Pyrus calleryana 'Bradford', 'Capital', 'Aristocrat'
Texas Sophora	Sophora affinis
Mexican Plum	Prunus Mexicana
Purple Plum	Prunus cerasifera
Crabapple	Malus augustifolia
Deciduous Holly	Ilex decidua
Chaste Tree	Vitex Agnus-castus
Mexican Buckeye	Ungnadia speciosa

Wax Myrtle	Myrica cerifera
Dessert Willow	Chilopsis linearis

- The following ornamental trees, with Planning Department staff approval, may be substituted for the required shade trees: Flowering Pear, Redbud, Mexican Plum, Crabapple, and Mexican Buckeye. These ornamental trees shall have a minimum caliper of 3 inches.

5. Landscape/Irrigation Plan Approval

- a. Landscape and irrigation plans shall be submitted with all non-residential, multi-family and retirement housing development submissions. Landscape/irrigation plans shall ensure proper location of vegetation within public rights-of-way, preserve visibility triangles, maintain the overall integrity and intent of living screens, and promote ornamental planting within the City.
- b. Submission of landscape/irrigation plans shall be made to the Planning and Engineering Departments. The applicant shall be provided a landscape review check list that may include additional landscape requirements. City staff shall evaluate the appropriateness of the landscape and irrigation plans and may approve them, or approve them subject to stipulations.

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

a. Definitions

- i. *Buildable Area* - The portion of a lot exclusive of required yard areas on which a structure or building improvements may be erected.
- ii. *Building Pad* - The actual foundation area of a building and a ten (10) foot clear area around the foundation necessary for construction and grade transitions.

- iii. *Clear-Cutting* - The random cutting, plowing, or grubbing of trees without regard to type or size for the purpose of clearing the land.
 - iv. *Development* - Any manmade change to improved or unimproved real estate, including but not limited to, buildings and other structures, paving, drainage or utilities, and agricultural activities.
 - v. *Drip Line* - A vertical line run through the outermost portion of the crown of a tree and extending to the ground.
 - vi. *Tree* - Any self-supporting woody perennial plant which has a trunk diameter of four and one-half (4½) inches or more when measured by caliper inch at a point of four (4) feet above ground level and which normally attains a height of at least fifteen (15) feet at maturity.
- b. Applicability - The terms and provision of the section apply to all property as follows:
 - i. All vacant and undeveloped property.
 - ii. All property to be redeveloped, including additions and alterations.
 - c. Exemptions
 - i. This section does not apply to individual single-family, duplex, and single-family-attached lots after initial development and final inspection of the dwelling units by the Building Inspection Department, or to properties for which an approved site plan, phase II land study, preliminary plat or preliminary replat is in effect on the date of adoption of this ordinance.
 - ii. For all single-family developments - The buildable area as defined above, plus the area needed to establish proper drainage, public street rights-of-way and public utility easements.
 - iii. For all non-residential and multi-family developments - The building pads as defined above and proposed public street right-of-way, public utility easements, in

off-street parking areas, driveways, fire lanes, or drive aisles. Sufficient area to allow the normal operation of construction equipment for these improvements is also exempt.

- iv. During the period of an emergency such as a tornado, storm, flood, or other natural disaster, the requirements of this ordinance may be waived as deemed necessary by the Emergency Management Coordinator or other designee of the City Manager.
 - v. In addition to rights granted by easement, utility companies franchised by the City may remove trees during the period of an emergency that are determined by the company to be a danger to public safety and welfare by interfering with utility service.
 - vi. Any nursery, as defined by Section 1600 of this ordinance, shall be exempt from the terms and provisions of this ordinance only in relation to those trees planted and growing on the premises for the sale or intended sale to the public.
 - vii. City rights-of-way, streets, parks, and any other public property under the jurisdiction of the City of Plano shall be governed by the requirements of this ordinance and the requirements of Ordinance No. 89-11-15.
- d. Tree Preservation Requirements - The following requirements must be met:
- i. No clear-cutting of land is allowed without a permit.
 - ii. No tree eight inches (8) in caliper or larger from the recommended tree list in Section 4 of this article may be removed unless it is located in areas specifically exempted in Section c above or removal has been approved by the City. These species must be preserved unless the health and condition of the tree warrants removal, as determined by the City.
 - iii. The caliper of a tree shall be measured at four (4) feet above ground level for tree survey purposes.

e. Tree Survey and Preservation Plan Required

- i. *Preliminary Development Plans* - A general survey of natural vegetation showing tree groupings and anticipated tree losses shall be submitted with all preliminary site plan and Phase II land study applications. Required data includes approximate locations and species of individual trees eight (8) inches or larger in caliper, and a range of sizes and species for tree groupings. Photographs of the site showing tree cover are also required.
- ii. *Final Development Plans* - A tree survey and tree preservation plan shall be submitted with all site plan and preliminary plat applications. The Planning Department is authorized to maintain a list of required information for tree surveys and tree preservation plans. The tree survey shall include the exact location, size, condition if damaged or diseased, and common name of each tree eight (8) inches in caliper or larger. The survey must also show existing and proposed spot elevations near the trunk of trees to be preserved. This document must be signed by the preparer. The tree preservation plan shall indicate which trees are to be preserved, which are to be removed, and the manner in which they will be protected during the construction period. Projects will not be released for construction until a tree preservation plan (if applicable) has been approved.
- iii. *Field Inspections* - Prior to the approval of a tree preservation plan, the applicant shall mark all trees to be preserved and notify the City of the marking. The City shall inspect and verify the marking within two weeks.
 - Prior to the commencement of grading, all tree markings, protective fencing such as plastic mesh, and erosion control measures must be installed by the developer and must be inspected by the City.
 - A stop-work order may be issued by the City at any time if tree preservation requirements are not being met.

- Within two weeks of notification by the Engineering Division that final acceptance of the subdivision is imminent, a final inspection of the tree preservation methods must be performed.
- f. Requirements for Tree Preservation - Developers shall adhere to the following tree protection measures on all construction sites.
- i. Prior to grading, brush removal, or construction, the developer shall clearly tag or mark all trees to be preserved.
 - ii. The developer shall erect a plastic mesh fence a minimum of four (4) feet in height around each tree or group of trees to prevent the placement of debris or fill within the drip line.
 - iii. During the construction phase of development, the developer shall prohibit cleaning, parking, or storage of equipment or materials under the canopy of any tree or group of trees being preserved. The developer shall not allow the disposal of any waste material such as, but not limited to, paint, oil solvents, asphalt, concrete, mortar, etc., in the canopy area.
 - iv. No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
 - v. No fill or excavation may occur within the drip line of a tree to be preserved unless there is a specific approved plan for use of tree wells or retaining walls. Major changes of grade (six (6) inches or greater) will require additional measures to maintain proper oxygen and water exchange with the roots. In addition, the developer should adhere to the following guidelines to protect the trees to be preserved:
 - With grade changes, a reinforced retaining wall or tree well of a design approved by the City should be constructed around the tree no closer than half the distance between the trunk and the drip line. The retaining wall should be constructed so as to maintain the existing grades around a tree or group of trees.

- At no time should a wall, pavement or porous pavement be placed closer than five (5) feet or one (1) foot for every two (2) inches in caliper, whichever is greater, to the trunk of the tree.
 - Root pruning may be necessary when the critical root zone is to be disturbed.
 - If a patio, sidewalk, drive, parking lot, or other paved surface must be placed within the drip line of an existing tree, material such as a porous pavement or other approved construction method that will allow the passage of water and oxygen may be required.
- g. Tree Preservation Credits - This paragraph applies only to non-residential and multi-family development. For every tree (eight (8) inches in caliper or larger) preserved, the developer shall be given credit for two trees as required by this ordinance. Only trees in good condition, having been protected in accordance with the Tree Protection Requirements, shall be considered for credit. A maximum credit of one-third (1/3) of the required trees shall be allowed per site. Determination of credits shall be made by the City upon completion of site improvements. Field conditions may warrant submittal of a revised landscape plan to determine the number of tree credits. Review may include a field inspection of the site, and the plan may be referred to other departments for review and recommendations.
- h. Replacement of Trees - Replacement of trees will be required if trees are removed when:
- i. The trees were identified on the tree preservation plan for preservation but were damaged or destroyed during construction.
 - ii. The trees were located in the 100-year flood plain, including areas approved for reclamation, unless the City requires removal of trees for drainage purposes.
 - iii. Trees shall be replaced at the following rates. Replacement trees are to be measured at twelve (12) inches above the soil stain, and must be chosen from the list of recommended trees in Section 4.

- iv. Trees that are eight (8) to sixteen (16) inches in caliper shall be replaced with two (2) trees with a minimum caliper of four (4) inches. Larger trees may be used as long as a total of eight caliper inches is replaced.
- v. Trees that are sixteen (16) to thirty (30) inches in caliper shall be replaced with three (3) trees with a minimum caliper of four (4) inches. Larger trees may be used as long as a total of twelve caliper inches is replaced.
- vi. Trees that are larger than thirty (30) inches in caliper shall be replaced with four (4) trees with a minimum caliper of four (4) inches. Larger trees may be used as long as a total of sixteen caliper inches is replaced.
- vii. Acceptable types of replacement trees are designated in the Recommended Trees list in Section 4.
- viii. If the physical limitations of the subject property are such that all of the replacement trees cannot be properly located, the developer shall locate the extra trees in public right-of-way, medians, on private open space areas or in public park land with the approval of the Urban Forester. The developer may pay a fee to the City in lieu of tree replacement.

3-1300 PERFORMANCE STANDARDS

In all zoning districts, any use indicated as a permitted use shall conform in operation, location, and construction to the performance standards hereinafter specified. In the CE, LI-1 and LI-2 districts, in addition to the permitted uses, there shall be permitted any other manufacturing, processing, fabricating, packing, or storage use, except those requiring specific use permits, which conform in operation, location, and construction to the performance standards hereinafter specified for noise, smoke, and particulate matter, odorous matter, fire, or explosive hazard material, toxic and noxious matter, vibration, and glare.

3-1301 Noise - At no point at the bounding property line of any use shall the sound pressure level of any operation or plant exceed the A scale limits of 65 decibels for daytime and 58 decibels at nighttime. Measurement of noise shall be made with a sound level meter meeting the standards prescribed by the American National Standards Institute (ANSI). For this section, daytime is defined as the time period from 7:00 a.m. to 10:00 p.m., and nighttime is defined as the time period from 10:01 p.m. to 6:59 a.m. The boundary property line is the common line between two parcels of property. (ZC 99-21; Ordinance No. 99-12-15)

3-1302 Smoke and Particulate Matter

No operation or use shall cause, create, or allow the emission for more than three minutes in any one hour of air contaminants which at the emission point or within the bounds of the property are:

1. As dark or darker in shade as that designated as No. 2 on the Ringleman Chart as published by the United States Bureau of Mines Information Circular 7118.
2. Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants in the standard prescribed in 3-1302-1 above except that, when the presence of uncombined water is the only reason for failure to comply or when such contaminants are emitted inside a building which prevents their escape into the atmosphere, the standards specified in 3-1302-1 and -2 shall not apply.

3. The emission of particulate matter from all sources shall not exceed 0.5 pounds per acre of property within the plant site per any one hour.
4. The open storage and open processing operations, including on site transportation movements which are the source of wind or air borne dust or other particulate matter; or which involves dust or other particulate air contaminants, generating equipment such as used in paint spraying, grain handling, sand or gravel processing or storage or sand blasting shall be so conducted that dust and other particulate matter so generated are not transported across the boundary line of the tract on which the use not transported across the boundary line of the tract on which the use is located in concentrations exceeding four grains per 1000 cubic feet of air.

3-1303 Odorous Matter

1. No use shall be located or operated which involves the emission of odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the bounding property line or any point beyond the tract on which such use or operation is located.
2. The odor threshold as herein set forth shall be determined by observation by a person or persons. In any case, where uncertainty may arise or where the operator or owner of an odor emitting use may disagree with the enforcing officer or where specific measurement of odor concentration is required, the method and procedures specified by American Society for Testing Materials A.S.T.M.D. 1391-57 entitled "Standard Method for Measurement of Odor in Atmospheres" shall be used and a copy of A.S.T.M.D. 1391-57 is hereby incorporated by reference.

3-1304 Fire or Explosive Hazard Material

1. No use involving the manufacture or storage of compounds or products which decompose by detonation shall be permitted except that chlorates, nitrates, perchlorates, phosphorus, and similar substances and compounds in small quantities for use by industry, school laboratories, druggists or wholesalers may be permitted when approved by the Fire Department of the City of Plano.

2. The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents, and petroleum products shall be permitted only when such storage or use conforms to the standards and regulations of the Fire Department of the City of Plano.

3-1305 Toxic and Noxious Matter

No operation or use shall emit a concentration across the bounding property line of the tract on which such operation or use is located of toxic or noxious matter which will exceed 10 percent of the concentration (exposure) considered as the threshold limit for an industrial worker as such standards are set forth by the Texas State Department of Health in "Threshold Limit Values Occupational Health Regulation No. 3," a copy of which is hereby incorporated by reference.

3-1306 Vibration

No operation or use shall at any time create earthborne vibrations which when measured at the bounding property line of the source operation exceed the limits of displacement set forth in the following table in the frequency ranges specified:

Frequency Cycles Per Second	Displacement in Inches
0 to 10	0.0010
10 to 20	0.0008
20 to 30	0.0005
30 to 40	0.0004
40 and over	0.0003

3-1400 TRAFFIC IMPACT ANALYSIS(ZC 97-48; ORDINANCE NO. 97-10-45)

3-1401 Introduction: - This section establishes requirements and procedures pertaining to traffic impact analysis (TIA). These requirements are intended to inform the applicant of the City's expectations, expedite the City staff's review process of traffic impact analysis reports, provide standard criteria for evaluating development proposals, and establish equitable mitigation and cost sharing policies.

TIA is intended to develop public/private partnerships to coordinate land use and transportation facility development. Both the City of Plano and the land developer share in the responsibility to consider all reasonable solutions to identified transportation problems.

Purpose - Plano requires TIAs to be done for both zoning and preliminary site plan processes. Each of these has specific purposes that are complementary of one another. Both types of TIAs do, however, share the goal of identifying the relationship between land use and transportation needs. Below is a brief description of the purpose of each process:

- Zoning TIA - The goal of this process is to ensure balance between future land uses and the ultimate roadway system. This process uses future traffic volumes based on the City being developed (as projected in the year 2020 Tranplan computer model). It also assumes the entire roadway system to be in place (both existing and future roads). This allows a zoning proposal to be evaluated as to its effect on the ultimate roadway system and allows for determination of the roadway system's ability to accommodate the proposed use.

Objective - The traffic impact analysis, done at the time of a zoning change request, is to determine the traffic loading that the proposed zoning will impose on the approved thoroughfare system in the 2020 design year and to determine that the thoroughfare system, as planned, can handle the traffic loading at Level of Service D or better in the peak hour. Conclusions drawn from the analysis, along with other land use and service factors, shall be taken into consideration by the Planning & Zoning Commission and the City Council in approval or disapproval of zoning changes.

- Site Plan TIA - This process is done simultaneous with the submittal of a preliminary site plan. The goal of this study is to look at a specific development of known size and use and to determine the effect of that use on the existing roadway system. It uses existing traffic volumes and assumes the existing roadway configuration to be used for analysis. This process should ensure that the roadway system is adequate to accommodate the proposed use and may recommend mitigation measures necessary to ensure efficient traffic flow around the proposed site (as based on intersection and roadway levels of service).

Objective - A TIA, at the time of site plan approval, is intended to define the immediate impacts of the proposed development and any necessary transportation improvements (public or private) required to ensure a satisfactory level of service on all affected thoroughfares. A site plan TIA is designed to mitigate traffic impacts by optimizing roadway capacity, access design, and traffic control. A TIA may not be used to deny development permitted by zoning, nor shall it be used to modify road design contrary to the Transportation Element of the Comprehensive Plan or to the Thoroughfare Standards Ordinance. The detail of site plan TIAs is greater than TIAs prepared for zoning cases. Specific improvements to the existing roadways consistent with the Thoroughfare Plan may be needed to gain approval of site plan proposals. Timing of and cost sharing agreements for the construction of off-site improvements also may be considered.

3-1402 Definitions

1. Trip Generation Rates - The City's criteria for trip generation for various categories of land use and density shall be those set forth in the latest edition of the trip generation informational report published by the Institute of Transportation Engineers (ITE) unless the proposed use does not have a corresponding rate in the Trip Generation Manual. Alternate trip generation rates shall not be accepted for individual zoning cases or site plans but shall instead be adopted for City-wide use on the basis of a general study of local conditions.
2. Design Year - The design year is the point in time upon which assumptions pertaining to land use, population, employment, and transportation facilities are based. All zoning analysis

shall be based on a design year of 2020. All site plan analysis shall use a design year based on the expected date of project occupancy.

3. Base Volumes - Base volumes for analyzing zoning cases shall be derived from the City's latest computer projection of traffic volumes for the year 2020. Base volumes for site plans shall be based on current traffic counts adjusted to the expected date of project occupancy. When available, all base data shall be supplied by the City's Engineering Department, Transportation Division. In all cases when ground counts are needed and are not available, the developer or his agent shall be required to collect such data.
4. Modeling - Traffic impact analysis as required by the City for zoning cases will be accomplished by the use of the TRANPLAN analysis package. TIA, as required, may be performed by the applicant or his agent. The City's Engineering Department, Transportation Division will supply (for a fee) TRANPLAN volume plots based on existing and proposed zoning.
5. Level of Service (LOS) - Level of service is a measure of the level of congestion experienced on roadways. The desirable minimum level of service of the City of Plano is Level of Service D in the peak hour. Level of service shall be measured of both link and intersection operations.
6. Thoroughfare Plan - The official City of Plano Thoroughfare Plan, including all routes designated as a Type "F" collector facility or higher.
7. Transportation Improvements Program (TIP) - A five year schedule and funding program of all approved and committed transportation improvements.

3-1403 Applicability - Traffic impact analysis will be required by the City's Planning Department for zoning requests and preliminary site plans submitted for approval. All traffic impact analyses shall be performed by a consultant qualified to perform such studies. Requirements for mitigating negative traffic impacts shall apply to all zoning cases and site plans. In certain cases, due to project phasing, a site plan TIA might be required with a concept plan submittal.

1. Zoning - Any zoning request for multi-family or non-residential as defined herein under the land use classification which generates at least 5,000 trips per day requires a traffic impact analysis, unless the proposed zoning results in a net trip reduction compared to existing zoning. A zoning request involving multiple zoning districts is required to have a traffic impact analysis based on the total traffic generated.
2. Preliminary Site Plan - Any preliminary site plan or site plan generating 5,000 trips per day or which has a floor area ratio (FAR) of 0.75, or greater, requires a traffic impact analysis.

3-1404 Methodology

Pre-submission consultation with the Development Review and Transportation Division staff is required. Zoning and site plan applications, as defined in Section 3-1403, not containing TIAs will be judged incomplete and shall not be forwarded to the Planning & Zoning Commission for action. It is the responsibility of the applicant to demonstrate that a traffic impact analysis is not required. Details of the required analysis will be determined at this meeting. In certain instances, traffic from other approved but not built developments may have to be accounted for in traffic assignments. Staff might also require specific assumptions such as percent trucks be altered to match local conditions. Peak hour analysis might be directed to reflect the peak 15 minutes for certain types of land use. All of these types of issues will be addressed at the pre-meeting.

The following procedures shall be followed in preparing traffic impact studies submitted to the City of Plano:

A. Zoning TIA Content

1. Study Area - A map(s) delineating the TIA study area and all existing and planned streets contained therein. The study area shall be based on the total daily estimated trip generation. The study area shall be a one-mile radius for less than 10,000 trips per day. A larger radius shall be considered for more than 10,000 trips per day.
2. Existing Zoning - A description of the existing zoning in the area proposed for rezoning including: existing land area (gross and net) by zoning classification and density figures expressed as FAR, square footage, numbers of hotel rooms, dwelling units, etc.

3. Proposed Zoning - A description of the proposed zoning including land area (gross & net) by zoning classification and density figures expressed by FAR, square footage, number of hotel rooms, dwelling units, etc.
4. Thoroughfare Network - A description of roadway development at the 2020 design year for the entire study area and base volumes of thoroughfares within the study area.
5. Impact Determination - The TIA will describe the V/C ratio (volume/capacity) for all thoroughfares (Type "F" and higher) and delay projections for intersections in the studied area to determine if Level of Service D operation is maintained. The analysis shall contain the following minimum information:
 - a. Proposed Trip Generation - Show in tabular form trip generation rates and the total trips generated by land use assuming full development and occupancy. Indicate trip reductions, if any, resulting from credits for mass transit, passer-by, mixed use, etc. All trip reductions must conform to Planning & Zoning Commission approved generation rates. Calculate the net estimated trips.
 - b. Existing Trip Generation - Show in tabular form by land use trips generated based on existing zoning. All appropriate trip reductions permitted by approved generation rates must be included.
 - c. Net Increased Trip Generation, Distribution and Assignment - Proposed trip generation minus existing trips generated and the assignment of new trips generated is to be calculated. The net increased trips generated by the development are to be added to the base volumes projected for the design year. Twenty-four hour and peak hour volumes must be calculated. Distribution and assignment calculations must be provided unless TRANPLAN is used.
 - d. Level of Service Analysis - Show in tabular form, 24 hour and peak hour levels of service for existing and proposed zoning. Calculations shall include all thoroughfare links and intersections. Calculate level of service and percentage of change (when compared

to base volumes) for each link and intersection. Conclusions - Summarize points of conflict and congestion, identify all thoroughfare links or intersections exceeding a Level of Service D, and the percentage of change produced by the proposed zoning change.

6. Mitigation - Traffic produced by the proposed zoning plus the assumed background traffic should not exceed Level of Service D. Locations exceeding Level of Service D where the proposed zoning contributes 5% or more of the traffic should be mitigated. Acceptable methods of mitigating negative traffic impacts are:
 - a. Requirements in addition to those provided in the Thoroughfare Standards Ordinance relating to driveway median opening location and distance between drives.
 - b. Modified zoning and/or density reduction or relocation.
 - c. Amendments to the City's Thoroughfare Plan shall not be accepted as a means of mitigating negative impacts. Minor amendments to thoroughfare and intersection design (e.g., turn lanes, acceleration and deceleration lanes, and associated rights-of-way) may be accepted on a case-by-case basis.

B. Planning & Zoning Commission Report

The Planning & Zoning Commission shall make a report to the City Council on all traffic impact analysis it considers in conjunction with requests for rezoning. The Planning & Zoning Commission may make a recommendation for approval, modification, or denial of the zoning case based on other planning factors in addition to its review of a TIA.

Where the identified impacts of the proposed zoning cannot be adequately mitigated, the Planning & Zoning Commission shall recommend to the City Council one or more of the following actions:

1. Denial of the zoning case in total or in part.
2. Any other action deemed appropriate to mitigate negative traffic impacts.

The Planning & Zoning Commission may recommend, in addition to measures defined above, that a study of the Major Thoroughfare Plan be made to determine amendments required to ensure adequate long-term capacity.

C. Site Plan TIA Content

1. Study Area - A map(s) shall be included delineating the TIA study area and all existing and planned streets therein. The study area shall be a minimum of a one-mile radius at the discretion of the City's Traffic Engineer.
2. Existing Zoning and Development - Describe existing zoning including land area (gross and net) by zoning classification, including density figures expressed as FAR, square footages, numbers of hotel rooms, dwelling units, etc. Also, describe any existing development on-site and how it will be affected by development proposals.
3. Thoroughfare Network - Describe existing thoroughfares, signals and signal phasing, and traffic volumes within the study area.
4. Proposed Development - Describe the proposed development including land area (gross and net) and density figures expressed by FAR, square footage, number of hotel rooms, dwelling units, etc. Also describe roadway conditions as expected by date of occupancy. Improvements shown must be funded within the Transportation Improvements Program or proposed for development at the developers expense to be repaid by the City in accordance with the City's cost sharing policies as funds become available. Indicate roadway and intersection capacities at study date.
5. Impact Determination - Determine the level of service for all thoroughfares and intersections in the study area. The analysis shall contain the following minimum information:
 - a. Proposed Trip Generation - Calculate total trip generation by use (assuming full development and occupancy) and report any reductions for passer-by, mixed use, etc., as permitted by generation rates approved by the Planning & Zoning Commission. Show trip generation by use in tabular form with land use trip generation rates and trips generated.

- b. Trip Distribution and Assignment - Trips generated by the proposed development are to be added to the base volumes projected for the design year. Peak hour volumes must be calculated. Distribution assumptions and assignment calculations must be provided.
 - c. Level of Service Analysis - Show in tabular form, 24 hour and peak hour V/C ratios for links and intersections within the study area. Analyze all points of ingress and egress, median breaks, and turn lanes associated with the proposed site.
 - d. Conclusions - Provide a summary of points of conflict and congestion. Identify all thoroughfare links or intersections exceeding a Level of Service D and the percent increase in total traffic produced by the proposed site plan. Identify any operational problems (e.g., drives, median openings, and signalization) within 500 feet of the site.
6. Mitigation - Traffic levels exceeding Level of Service D, where the development is contributing 5% or more of the total trips should be mitigated. Problems demonstrated by the traffic impact analysis can be corrected by:
- a. Requirements in addition to those provided in the Thoroughfare Standards Ordinance relating to driveway and median opening location and distance between drives.
 - b. Modifying density or intensity of use e.g., reduction in square footage or percentage of commercial use.
 - c. Phasing construction until additional roadway capacity becomes available.
 - d. On-site improvements including access controls and site circulation adjustments.

- e. Off-site improvements including the construction of additional lanes where the surrounding thoroughfares are not fully developed or intersection improvements where the surrounding area is approaching full development. Costs for off-site improvements that are consistent with the Thoroughfare Plan shall be repaid by the City in accordance with its cost sharing policies, as funds become available.

D. Public Meetings

The applicant or their representative shall be available to answer questions that may arise during Planning & Zoning Commission meetings or City Council meetings.

E. Planning & Zoning Commission Report

The Planning & Zoning Commission shall report to the City Council their findings on all traffic impact analysis studies reviewed in conjunction with the review of site plans.

Where identified impacts cannot be adequately mitigated by the date of occupancy, the Planning & Zoning Commission shall recommend to the City Council one or more of the following actions:

- a. Study of the major Thoroughfare Plan to determine amendments required to increase long-term capacity.
- b. Amendment of the TIP to expedite construction of needed related public improvements.
- c. Changes in intersection design, signal systems, etc., to increase capacity.
- d. Temporary delay (partial or total) of the proposed project for up to two years to coordinate with planned public improvements. In no instance may a project be delayed more than two years based on negative findings of a TIA. If all planned public improvements have been constructed in the area, there shall be no cause for delay in approval of the project based upon the TIA.
- e. Any other measures deemed appropriate to mitigate negative traffic impacts.

3-1405 Administration

The Planning & Zoning Commission shall be responsible for administering the TIA requirements of the Zoning Ordinance. The Planning & Zoning Commission shall also be responsible for:

- Reviewing and proposing to the City Council amendments to all TIA requirements and procedures;
- Reviewing all TIAs submitted in conjunction with zoning and site plan applications;
- Reporting to the City Council their finding of traffic impacts and, if appropriate, recommended methods of mitigation.

Applicants may request City Council reconsideration of a traffic impact analysis and the findings of the Planning & Zoning Commission. Unless a majority of the City Council votes in favor of reconsidering the TIA, discussion shall be limited to the findings of the Planning & Zoning Commission.

3-1500 RESIDENTIAL ADJACENCY STANDARDS (RAS) (ZC 99-46; ORDINANCE NO. 99-10-12)

General - This section establishes the process for incorporating Residential Adjacency Standards (RAS) into the site plan review process (Article 5 of the Zoning Ordinance). These standards are applicable when the symbol "R" appears in the schedule of permitted uses, Section 2-502.

These standards are in addition to the development regulations applicable to the underlying zoning district. When any requirements in this section are in conflict with any other requirements for the underlying zoning district, the more restrictive requirements shall apply.

3-1501 Purpose and Intent - The general objectives of this section are to preserve and protect the integrity, enjoyment and property values of residential neighborhoods within the City of Plano, through the establishment of standards for certain non-residential uses that may impact surrounding residential land uses.

3-1502 Definitions

1. Residential Adjacency - Any non-residential building, use, or associated activity identified in Section 2-502, Schedule of Permitted Uses, and Section 3-1504, Residential Adjacency Standards, that when located in proximity to a residential district may result in detrimental impact to a residential property. Residential Adjacency shall include the lot on which the non-residential building, use, or associated activity is located. In cases where multiple uses are contained on the same lot, residential adjacency shall apply to the area within that lot which encompasses the building, use, or associated activity and all accessory buildings, uses, or areas necessary to support them.
2. RAS - Means Residential Adjacency Standards.
3. Vehicular Service Bays - Any partially or fully enclosed space used for "Major" or "Minor" automobile repair, or truck and bus repair, or similar activities.

4. Individual Service Speakers - Speakers used to conduct business with individual customers outdoors or in a partially enclosed structure, including but not limited to:
 - Drive-through payment windows;
 - Drive-through restaurant ordering boards;
 - Service station pump islands; and
 - Car washes

5. Public Address/Paging Systems - Loud speaker or amplified paging systems intended to contact or provide information to person(s) on the exterior of a building such as those commonly used by businesses with large outdoor facilities/operations, including but not limited to:
 - New and used car dealers;
 - Building material sales;
 - Garden centers; and
 - Car washes

3-1503 Review Process

1. The Residential Adjacency Standards shall apply when a use is proposed for a non-residential building or site that is adjacent to a residential district, and both of the following conditions apply:
 - a. An existing or proposed building, structure, or device on the lot is within one hundred fifty feet (150') of a district boundary for any of the following residential districts, except if the activity proposes the use of public address/paging systems, in which case one thousand feet (1,000') shall be the effective distance: ED, SF-20, SF-9, SF-7, SF-6, PH, 2F, SF-A, MH, RH, MF-1, MF-2, MF-3, GR, UR.
 - b. The use in question is identified with "R" in Section 2-502 (Schedule of Permitted Uses).

2. Whenever a proposed use is separated from the adjacent residential district by a Type "D" or larger thoroughfare, then the Residential Adjacency Standards shall not apply except as noted in Subsection 3-1504-1-b.
3. Review of proposals for compliance with the RAS will be carried out in conjunction with the preliminary site plan review, and or site plan review, depending on whether or not the actual use of the site is known.
4. The following information shall be submitted in order to facilitate the RAS review:
 - a. All information and procedures as required by Section 5-300 (Preliminary Site Plan Review) and/or Section 5-400 (Site Plan Review),
 - b. Location and description of existing and proposed exterior speaker systems to include information about the height, octave and decibel band ranges of each fixture,
 - c. Information indicating the location and orientation of all off-street loading spaces,
 - d. Information indicating the location and orientation of all vehicular service bays,
 - e. Information indicating the location and description of existing and proposed screening between the proposed non-residential use and the residential district,

3-1504 Residential Adjacency Standards

Residential adjacency standards shall address the following:

1. Noise
 - a. Any use containing individual service speakers shall not be permitted within one hundred fifty feet (150') of any residential district unless the speaker is appropriately screened. The Planning & Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of individual service speakers.

- b. Any use containing public address/paging systems shall not be permitted within one thousand feet (1000') of any residential district unless separated by a Type "AA" or larger thoroughfare.
2. Loading Spaces - In addition to the regulations contained in Section 3-1107 of the Zoning Ordinance, the following RAS shall apply:
 - a. Where adjacent to residential districts, off-street loading areas shall be fully screened from view of the residential district.
 - b. The Planning & Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses containing loading docks within one hundred fifty feet (150') of any residential district.
3. Vehicular Service Bays
 - a. All vehicular service bays within one hundred fifty feet (150') of a residential district shall face away from adjacent residential districts unless separated by a building or permanent architectural feature of minimum height matching the height of the service bays.
 - b. Walls separating service bays from a residential district shall be of masonry or reinforced concrete with no openings.
 - c. The Planning & Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to minimize the impact of service bays within one hundred fifty feet (150') of any residential district.
 - d. No use including outdoor vehicular repair, servicing or testing shall be permitted within one hundred fifty feet (150') of a residential district.
4. Small Engine Repair Shops -Small engine repair shops shall not be permitted within one hundred fifty feet (150') of a residential district unless all repair, service, and testing activities are done in a fully enclosed building.

5. Motorcycle Sales/Service - Motorcycle sales/service facilities shall not be permitted within one hundred fifty feet (150') of a residential district unless all repair, service, and testing activities are done in a fully enclosed building.
6. Car Wash and Fuel Dispensing Facilities
 - a. Car wash and fuel dispensing facilities shall not be permitted within one hundred fifty feet (150') of a residential district.
 - b. Where car wash and fuel dispensing facilities are within three hundred feet (300') but greater than one hundred fifty feet (150') of a residential district, the Planning & Zoning Commission may require wing walls, landscape screens, and/or other design elements to screen and minimize the impact of such facilities.

3-1600 SIGN REGULATIONS (ZC 2000-73; ORDINANCE NO. 2000-11-22)

3-1601 Administration

- A. Purpose - The purpose of this Ordinance is to provide public safety, adequate lighting, open space and air, conservation of land, protection of property values, and encourage the highest and best use of land.
- B. Permit Required - Except as otherwise exempted as provided in this Section 3-1600 (Sign Regulations), no sign shall be erected, replaced, altered, or relocated within the City of Plano without securing a permit from the Building Official.
- C. Permission of Property Owner - No person shall erect, construct, or maintain any sign upon any property or building without the consent of the owner, the person entitled to possession of the property or building, if any, or their authorized representative.
- D. Application and Permit Requirements
1. Required Information - To obtain a permit, the applicant shall first file a written application for permit on a form furnished by the Building Inspection Department. Every such application shall contain the following information:
 - a. Sign use classification.
 - b. Name, address, and telephone number of the applicant.
 - c. Name, address, and telephone number of the property owner on which the sign will be located.
 - d. Name, address, and telephone number of person or firm erecting the sign.
 - e. A description of the work to be covered by the permit for which application is made.
 - f. Location of the building structure, or lot upon which the sign is to be attached or erected.
 - g. Message to be contained on proposed sign.

- h. State the valuation of proposed work.
 - i. The signature of the permittee, or his authorized agent.
 - j. Name of business for which the sign application has been made.
2. Plans and Specifications - Scaled plans or dimensional sign detail shall be submitted in duplicate with each application for a permit and contain the following information:
- a. Drawing of sign, indicating the sign message or copy.
 - b. Elevation plan of the building, showing the proposed sign on the building, the length of the elevation, and any other existing signs on the elevation along with the dimensions of such signs.
 - c. Site plan, indicating street frontage, property lines, sign visibility triangles, proposed and existing rights-of-way, location of sign on property, relationship of proposed sign to ingress and egress points, and relationship of proposed sign to any other signs within a sixty (60) foot spacing of the proposed sign.

E. Issuance

1. Review - The application, plans, specifications, computations, and other data filed by an applicant for permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of the City to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in the application for a permit and the plans, specifications, and other data filed therewith conform to the requirements of this Section 3-1600 (Sign Regulations) and other pertinent laws and Ordinances, and that the fees specified in Subsection G (Fees) of Section 3-1601 (Administration) have been paid, a permit shall be issued to the applicant.
2. Approved Plans - When the Building Official issues the permit where plans are required, the plans and specifications shall be endorsed in writing or stamped

“APPROVED.” Such approved plans and specifications shall not be changed, modified or altered without authorization from the Building Official, and all work shall be done in accordance with the approved plans.

3. Validity of Permit - The issuance of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Section 3-1600 (Sign Regulations), or of any other Ordinance of the City of Plano. No permit presuming to give authority to violate or cancel the provisions of the Ordinances of the City of Plano shall be valid. If the work authorized by a permit issued under this Ordinance has not been commenced within 180 days after the date of issuance, the permit shall become null and void.
4. Suspension or Revocation - The Building Official may, in writing, suspend or revoke a permit under the provisions of this Section 3-1600 (Sign Regulations) whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of this Section 3-1600 (Sign Regulations) or any other Ordinance of the City of Plano or laws of the State of Texas or the Federal Government. Such suspension or revocation shall be effective when communicated in writing to the person to whom the permit is issued, the owner of the sign or the owner of the premises upon which the sign is located. Any signs installed under a revoked permit shall be removed by the permit holder, sign owner, or property owner within ten (10) days of written notice of the revocation.
5. Certificate of Occupancy Required - A business shall obtain, or be in the process of obtaining a Certificate of Occupancy prior to the issuance of any sign permit. The name of the business shall coincide with the sign to be displayed.

F. Inspections

1. General - All signs for which a permit is required shall be subject to inspection by the Building Inspection Department. It shall be the duty of the permit applicant to cause the work to be accessible and exposed for inspection purposes. The City shall not be liable for expense entailed in the removal or replacement of any material required to allow inspection. The permit and approved plans are to be available and accessible at the job site for all inspections.
2. Inspection Requests - It shall be the duty of the person doing the work authorized by a permit to notify the Building Inspection Department that such work is ready for inspection.
3. Approval Required - No work shall be done on any part of the structure beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. Such approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required in Section 3-1601 Subsection F Subparagraph 4.
4. Required Inspections
 - a. Pre-Installation Inspection - All freestanding signs shall receive a pre-installation inspection to determine if the proposed location of the sign is in compliance with applicable Ordinances. The permit holder shall stake out the leading edge of the sign and then request the inspection.
 - b. Footing/Pier Inspection - Required for all permanent pole signs and to be made once all excavation is complete, all form boards and reinforcing steel are in place, and underground electrical work is approved, and prior to placement of any concrete.
 - c. Underground Electrical Inspection - To be made once the underground conduit is in place and prior to the work being covered up.

- d. Rough Electrical Inspection - Illuminated signs that are not listed by a testing agency shall be inspected prior to their installation. This inspection may be conducted at the job site (on the ground and open) by calling one day in advance to request an inspection, or the sign may be brought to the Municipal Center to be inspected in the parking lot between the hours of 7:00 a.m. - 7:30 a.m. or 3:30 p.m. - 4:00 p.m., Monday through Friday. (Exception: The applicant may provide a listing number and file number for the proposed sign from an approved testing agency. The listing number must be provided at the time of permit application and the file number to be provided prior to or at the time of final electrical inspection.)
 - e. Final Electrical Inspection - To be made after all electrical work is completed.
 - f. Final Sign Inspection - To be made after all sign work is completed.
5. Signs Requiring Electrical Inspection - The conductors and equipment on all signs shall comply with the currently adopted versions of the National Electrical Code. All secondary transformed power shall be self-contained within the sign structure, or individual letters or parts of the signage shall be connected back to the transformer or J-box with listed raceways and fittings and the transformer must be in a covered box.

Both channel and letters must contain weep holes to drain water, each hole shall not be larger than one-half (1/2) inch, nor smaller than one-fourth (1/4) inch. No combustible materials other than approved plastics shall be used in the construction of any sign containing electrical wiring.

6. Noncompliance with Inspection Requirements - Contractors who fail to comply with the inspection requirements of this Section 3-1600 (Sign Regulations) are subject to having their registration revoked and will not be able to obtain permits within the City of Plano. Persons knowingly installing a sign and connecting it to power sources that have not been permitted and inspected are subject to the same penalty.

G. Fees

1. Sign Permit Fees - Each applicant, before being granted a permit for a non-illuminated sign, banner or promotional signage, shall pay to the City of Plano a fee in the amount of \$60.00 for processing and issuing such permit. The fee for an illuminated sign or promotional signage containing electrical components shall be \$80.00.
2. Fee for Review of Plans - Each applicant, when applying for a permit for any sign, banner, or promotional signage, shall pay to the City of Plano a fee of sixty-five percent (65%) of the total fee for such permit for the review of the plans for the sign. This fee shall apply to the cost of the permit and is non-refundable.
3. Board of Adjustment - Each applicant applying for a variance to the Board of Adjustment shall pay a filing fee of \$250.00. If the variance is requested for multiple signs at one location, except for promotional signage, an additional fee of \$25.00 for each sign in excess of one shall be paid. In the case of a request for multiple signs of the same classification, size, and height at one location, except for promotional signage, an additional fee of \$25.00 shall be paid regardless of the number of sign variances requested for signs of the same classification, size and height. The filing fee for a variance related to promotional signage shall be \$250.00.
4. Investigation Fee: Work Without a Permit - Whenever any work for which a permit is required by the Sign Regulations has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this Ordinance. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this Ordinance nor from any penalty prescribed by law.

5. Failing to Pay Fees - The Building Official shall not issue a permit under the provisions of this Ordinance to any person who has previously failed or refused to pay any fees or costs assessed against him under the provisions of this Ordinance.
- H. Exempt Signs - The following signs are exempt from the permit requirement, however, such signs shall comply with all other Ordinance requirements.
1. Signs not exceeding eight (8) square feet in area which advertises the sale, rental or lease of the premises on which such signs are located.
 2. Signs not exceeding sixteen (16) square feet in area when located upon the premises of a public, charitable, or religious organization.
 3. Signs located inside a building and which are not displayed so as to be visible from outside the building, including but not limited to signs located in covered mall buildings.
 4. Temporary contractor signs not exceeding 16 square feet in area provided they comply with all other requirements of this Ordinance.
 5. Temporary political signs on private property.
 6. Incidental signs provided they comply with all other requirements of this Ordinance.
 7. Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or other non-combustible materials.
 8. Temporary/Seasonal Sale signage provided that they comply with all other requirements of this Ordinance.
 9. Traffic or street signs, legal notices, railroad crossing signs, danger, and such emergency, temporary or non-advertising signs as approved by the City of Plano.
 10. Window Signs provided all other requirements of the Ordinance are met.

11. Garage sale signs provided that they comply with all other requirements of this Ordinance.
12. Copy change only for signs otherwise allowed under this Ordinance.
13. Inflatable signs erected in conjunction with the annual Plano Balloon Festival.
14. Nameplates not exceeding one square foot in area.
15. On site directional signs provided that they comply with all other requirements of this Ordinance.
16. Occupational signs provided that they comply with all other requirements of this Ordinance.
17. Flags provided that they comply with all other requirements of this Ordinance.
18. Signage for Special Event Permits shall be reviewed with the Special Events Permit and shall comply with all requirements of this Ordinance.
19. Sign facings when replaced for the same business.
20. Replacement of letters on non-illuminated wall signs with identical letters (same shape and size). (ZC 2002-13; Ordinance No. 2002-6-34)

I. Appeals

1. Process - Any person aggrieved by a decision of the Building Official, or his designee, under this Ordinance or any person seeking a variance from this Ordinance, may file an appeal with the Board of Adjustment. The appeal shall be made in accordance with the guidelines set forth in Section 6-200 of this Ordinance.
2. Meeting Dates - The Board shall meet to consider appeals to this Ordinance, provided there has been an appeal filed with the Building Official 15 days prior to the meeting date.

3. Quorum - All cases brought before the Board of Adjustment, under this Ordinance, must be heard by no less than four members. A concurring vote of four members is required to grant a variance of this Ordinance, or to overrule any decision or interpretation made under this Ordinance by the Building Official.
4. Board Decision - The decision of the Board shall be final as to administrative remedies. No appeal to the Board for the same variance on the same piece of property shall be allowed prior to the expiration of two years. Any variance granted by the Board expires unless a permit securing the variance has been applied for within 90 days from the date of the decision.
5. Hardship Criteria - A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and to grant a variance from this Ordinance, the Board must determine that:
 - a. The requested variance does not violate the intent of the Ordinance.
 - b. The requested variance will not adversely affect surrounding properties.
 - c. The requested variance will not adversely affect public safety.
 - d. Special conditions exist which are unique to this applicant or property.

3-1602 Definitions

1. Awning - An architectural projection, which provides weather protection, identity and decoration, and is supported by the building to which it is attached. It is composed of a lightweight rigid or retractable skeleton structure over which a thin cover of fabric or other materials is attached, and may be illuminated.
2. Banner - A temporary sign made of cloth, canvas or other light fabric.

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

10. Gross Surface Area of a Sign - The actual area of the face of the sign, unless the sign is not of a regular (square, rectangle, triangle, circle) shape. In the case of an irregular shaped sign, the gross surface area shall be calculated by enclosing the extreme limits of the sign by no more than four (4) contiguous rectangles. The sum of the areas of these rectangles shall be the gross surface area. However, for each rectangle over one, the maximum allowed square footage shall be reduced by ten (10) percent.

1 rectangle	no reduction
2 rectangles	10% reduction
3 rectangles	20% reduction
4 rectangles	30% reduction

In the event two (2) or more signs share a single structure, each sign or panel may be considered separately for square footage purposes, except that the combined footage of such signs cannot exceed the total square footage allowed for the sign.

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

In the case of a pole sign, up to eight (8) inches is allowed to be deducted for actual support columns. (ZC 2002-13; Ordinance No. 2002-6-34)

11. Illuminated Sign - Any sign which has characters, letters, figures, or designs illuminated by electric lights, luminous tubes or other means that are specifically placed to draw attention to, to light up, or to provide nighttime viewing of, the subject matter on the sign face.
12. Logo - Any design or insignia of a company or product which is commonly used in advertising to identify that company or product.
13. Multiple Family Dwelling - Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or residence of three or more families.

14. Multi-Tenant Commercial Development - A building or group of buildings, such as but not limited to, shopping centers and office centers, constructed and managed as a total entity, with customer and employee parking provided on site.
15. Non-Combustible Material - Any material which will not ignite at or below a temperature of twelve hundred (1200) degrees Fahrenheit and will not continue to burn or glow at that temperature.
16. Non-Residential Zoning District - Any zoning district designated as an O-1, O-2, R, LC, BG, CC, CE, CB-1, LI-1, LI-2, RT, TC, TE and TL district as shown on the official zoning district map of the City of Plano.
17. Non-Structural Trim - The retainer, battens, cappings, nailing strips, latticing and platforms, which are attached to a sign structure.
18. Overlay District - A section of the City for which the regulations governing the area, height, landscaping, signage, or use of the land and buildings are uniform.
19. Pennant - Any lightweight plastic, fabric, or other material, whether or not it contains a message of any kind, suspended from a rope, wire or string designed to move in the wind and whether existing in a series or individually.
20. Person - Includes any individual, corporation, partnership, association, sole proprietorship, or other business entity.
21. Planned Development - Provides the ability to amend use, height, setback (etc.) requirements at the time of zoning to promote innovative designs and better development controls appropriate to both off and on site conditions.
22. Premises - Any parcel of real property, together with all buildings and structures thereon.
23. Residential Zoning District - Any zoning district designated as an A, ED, SF-20, SF-9, SF-7, SF-6, PH, 2F, SF-A, MH, RH, MF-1, MF-2, MF-3, GR or UR district as shown on the official zoning district map of the City of Plano.

24. Roof - Any exterior surface of a structure that has a slope of less than 60 degrees, shall also include the top most portion of any structure (see illustrations).
25. Searchlight - An apparatus capable of projecting a beam or beams of light in excess of two (2) million peak candlepower or 250,000 lumen.
26. Sign - Any device conveying either commercial or non-commercial messages or both commercial and non-commercial messages for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public; but not including any lawful display of merchandise. The term 'sign' shall also mean and include any display of one (1) or more of the following:
 - a. Any letter, numeral, figure, emblem, picture, outline, character, spectacle delineation, announcement, trademark, logo
 - b. Multiple-colored bands, stripes, patterns, outlines, or delineation's displayed for the purpose of commercial identification
 - c. Anything specified above in part or in combination by any means whereby the same are made visible from beyond the boundaries of the lot or parcel of property on which the same are displayed for the purpose of attracting attention outdoors to make anything known
27. Sign, A-frame/Sandwich Board - A self supporting "A" shaped sign with two visible sides that is situated on or adjacent to a sidewalk.
28. Sign, Agricultural - Any sign identifying the farm or ranch on which it is placed and advertising the produce, crops, animals or poultry raised or quartered thereon.
29. Sign, Amenity - Any sign advertising options, features, or conveniences offered by a business and installed in a manner which is temporary as defined by this Ordinance.
30. Sign, Apartment - Any sign identifying a multiple-family dwelling as defined herein, including but not limited to apartment buildings, apartment complexes, and retirement complexes.

31. Sign, Armature - A freestanding sign that hangs below an arm extending horizontally from a vertical support planted in the ground. (ZC 2000-74; Ordinance No. 2000-11-23)
32. Sign, Awning - Any awning containing signage used to identify a business, profession, service, product, or activity conducted, sold or offered on the premises where such sign is located.
33. Sign, Billboard - Any pole sign, as that term is defined in this Ordinance, having a face exceeding one hundred (100) square feet, and which promotes or advertises commodities or services available at a location other than where the sign is located and shall include those signs whose message space is available for lease, rent or hire.
34. Sign, Building Identification - A sign which identifies the name of a building. It is generally centered near the top of the building wall or parapet. (ZC 2000-74; Ordinance No. 2000-11-23)
35. Sign, Contractor - Any on site temporary sign identifying the property owner, architect, contractor, engineer, landscape architect, decorator or mortgagee engaged in the design, construction or improvement of the premises on which the sign is located.
36. Sign, Development/Construction - Any on-site temporary sign pertaining to the development of land or construction of buildings, and/or the identity of a developer or any related party, for such building or land.
37. Sign, Directional - Any on-site sign to direct the public to entrances, exits and services relating to the property.
38. Sign, Directory - Any sign listing occupants within shopping centers, industrial sites, retail districts, office districts, and commercial sites.
39. Sign, Freestanding - An on-site sign or three-dimensional representation of a figure or object not attached to any building, supported by uprights or braces or some other approved support which is capable of withstanding the stress from weight and wind load.

40. Sign, Garage Sale - Any on-site promotional sign for the sale of personal household goods in a residential zoning district or on the property of a non-profit organization.
41. Sign, General Business - Any sign used to identify a business, profession, service, product or activity conducted, sold or offered on the premises where such sign is located.
42. Sign, Hanging - A sign that is suspended from the underside of an awning, canopy or floor overhang. (ZC 2000-74; Ordinance No. 2000-11-23)
43. Sign, Historic - A sign that is forty (40) years old or older, is itself of historic significance, or contributes to the historic fabric of the area, including signs that are historically linked with the operation of the business (i.e. a barber pole). (ZC 2000-74; Ordinance No. 2000-11-23)
44. Sign, Identification - Any on-site sign which is used to identify shopping centers, industrial sites, retail districts and commercial sites.
45. Sign, Incidental - Any sign containing information incidental to the operation of the business, such as but not limited to hours of operation, accepted credit cards, and parking information.
46. Sign, Inflatable - Any hollow sign expanded or enlarged by the use of air or gas.
47. Sign, Institutional - Any sign used to identify schools, churches, hospitals, childcare facilities and similar public or quasi-public institutions.
48. Sign, Marquee - A sign attached to, applied on, or supported by a marquee. A marquee is a permanent canopy projecting over the main entrance of a building. (ZC 2000-74; Ordinance No. 2000-11-23)
49. Sign, Menu Board - Any on-site sign displaying the items offered at a drive-in or drive-thru restaurant.
50. Sign, Monument - Any sign mounted to a solid base support at ground level.

51. Sign, Multi-Purpose - Any identification sign combined with either of the following:
 - a. A directory sign
 - b. A reader board sign
52. Sign, Model Home - Any sign identifying a new home, either furnished or unfurnished, as being a builder's or contractor's model open to the public for inspection.
53. Sign, Municipally-Owned - Any sign that identifies a park, entrance to the City, place of interest within the City, any City sponsored event, or any municipally-owned facility. A municipally-owned sign does not include traffic or street identification signs.
54. Sign, Mural - Non-commercial pictures, not advertising a product or service which is sold on the premises, painted on or attached to the exterior walls. The subject matter of a mural is expressed by means easily understood by a general audience.
55. Sign, Non- Commercial - Any sign used for a non-commercial purpose.
56. Sign, Obsolete - Any sign which no longer serves a bona fide use or purpose.
57. Sign, Occupational - Any sign denoting the name and profession of an occupant in a commercial building or public institutional building.
58. Sign, Pole - Any sign, which is erected on a vertical framework consisting of one or more uprights supported by the ground.
59. Sign, Political - Any sign relating to a political issue, a particular candidate for a partisan or nonpartisan office, or to a political party.
60. Sign, Portable - Any sign that is not permanently attached to or affixed to the ground, a building, an object, or other fixed structure. This term specifically includes an

advertising display affixed to or installed on a vehicle or other mobile unit, such as a trailer, wheel, or skid. (ZC 2002-13; Ordinance No. 2002-6-34)

61. Sign, Projecting - Any sign, except an awning, that projects perpendicularly from a building and which has one end attached to a building or other permanent structure.
62. Sign, Promotional - Any temporary advertising items used to promote a business. Such items include banners, flags, pennants, streamers, balloons, inflatable signs, and any legal sign allowed by this Ordinance.
63. Sign, Reader Board - Any sign comprised of changeable letters which allows a change of sign copy by adding or removing letters. The sign copy shall conform to the category use of the sign allowed by this Ordinance.
64. Sign, Real Estate - Any on site temporary sign pertaining to the sale or rental of property and advertising property only for the use for which it is legally zoned.
65. Sign, Roof - Any sign erected upon or above a roof of a building or structure.
66. Sign, Sandwich Board - See "A" Frame sign.
67. Sign, Special Event - Signage allowed in conjunction with a Special Event Permit.
68. Sign, Subdivision Entry - Any on-site freestanding sign identifying a residential subdivision.
69. Sign, Subdivision Wall Plaque - Any on-site sign attached to an approved masonry screening wall or entry feature in a subdivision.
70. Sign, Temporary - Any sign used to display information relating to a land use or event of limited duration, which is not rigidly and permanently installed in the ground or attached to a building, or as identified in this Ordinance.
71. Sign, Temporary Directional - Any temporary sign used to direct potential customers to a legal business location within the city limits of Plano.

72. Sign, Unified-lot - Any identification or multi-purpose sign located on a premise consisting of two or more contiguous lots that the owner(s) have agreed to treat as one lot for the limited purpose of providing shared signage. (ZC 2002-43; Ordinance No. 2002-10-29)
73. Sign, V-Shape - Any freestanding sign constructed of two (2) panels in the form of a V, when seen from above, with a maximum angle between the panels of forty-five (45) degrees.
74. Sign, Wall - Any sign, erected flush against an exterior wall, supported by the wall, and having the sign face parallel to the wall or painted directly onto a wall. Neon tubing attached directly to a wall surface shall be considered a "wall sign" when forming a border for the subject matter, or when directing attention to the subject matter or when forming letters, logos, or pictorial designs.
75. Sign, Window - Any sign, banner, poster, or display located on the internal or external surface of the window of any establishment for the purpose of advertising services, products or sales available within such establishment or which announces the opening of such establishment.
76. Sign Setback - The horizontal distance between a sign and the front or side property line, as measured from that part of the sign, including its extremities and supports, nearest to any point on any imaginary vertical plane projecting vertically from the front or side property line.
77. Sight Visibility Triangle - Where one street intersects with another, the triangular area formed by extending two (2) curb lines a distance of forty-five (45) feet from their point of intersection, and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines a distance of thirty (30) feet from their point of intersection, and connecting these points with an imaginary line, thereby making a triangle. Where a street intersects with an alley or driveway, the "sight visibility triangle" is the triangular area formed by measuring eight (8) feet to a point along the property lines and adjoining said points to form the hypotenuse of the triangle.

78. Vehicle Service Canopy - A covered structure which shelters a vehicle service use (such as a gas pump island or carwash) and is supported by either one or more columns or by the building to which it is an accessory and is open on two or more sides. (ZC 2002-13; Ordinance No. 2002-6-34)
79. Wall - Any exterior surface of a structure that has a slope of 60 degrees or more. (See illustrations.)

3-1603 Design and Construction Specifications

A. Requirements for Wall Signs

1. Projecting Signs - The horizontal portion of any projecting sign shall not be more than six (6) feet in length measured from the building face and shall not be closer than two (2) feet from the back of the curb line.

The height of the sign shall not exceed four (4) feet. Such signs shall be an integral part of the architectural design of the building. Vertical clearance shall be subject to the requirements of Subsection 3 of this Section 3-1603.

2. Wall Signs:

- a. Wall signs shall not exceed forty (40) square feet or the product of two (2) times the lineal footage of the wall area available to such signs or store frontage for which such signs are intended, whichever is greater. Such signs may be located on the face of the building in either a horizontal or vertical direction. The direction of a sign positioned at an angle shall be determined based on the degree of angle from the horizontal or vertical position. If the angle between the horizontal and the sign is forty-five (45) degrees or less, the sign shall be considered as a horizontal sign. If the angle between the horizontal and the sign is greater than forty-five (45) degrees, the sign shall be considered as a vertical sign.
- b. The height of a horizontal wall sign shall not exceed six (6) feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical wall sign shall not exceed six (6) feet. The width shall be measured perpendicularly from the

vertical. Wall signs shall not exceed seventy-five (75) percent of the width or the height of the available wall area or store frontage based on the placement of the sign on the wall area. Vertical clearance shall be subject to the requirements of subsection (3) of this section. Wall signs shall not extend above the wall to which they are attached. Wall signs shall be limited to the following categories: Apartment, Contractor, General Business, Identification, Institution, and Real Estate signs. (Exception: A wall sign may exceed the six (6) foot height or width limit as follows: in the case of a horizontal sign, for every one (1) inch of sign height exceeding six (6) feet, the allowable width of the sign shall be reduced by one (1) percent; in the case of a vertical sign, for every one (1) inch of the sign width exceeding six (6) feet, the allowable height of the sign shall be reduced by one (1) percent.) (ZC 2002-13; Ordinance No. 2002-6-34)

- c. In the case where two (2) or more wall signs are installed in a single wall area, the gross surface area may not exceed two (2) times the lineal width of the wall area available to such signs. Such signs shall not be arranged as to have a vertical height of more than six (6) feet, except as noted in exception in subsection (1) above. The combination of the sign widths, when placed side by side, shall not exceed seventy-five (75) percent of the width of the wall available to such signs.
- d. General Business wall signs must be located over the business for which they are intended. Wall signs may be illuminated, however, illuminated wall signs on rear building facades shall be prohibited unless facing a non-residential zoning district.
- e. A wall sign shall not project more than twelve (12) inches from the wall surface.

3. Projection Over Private Property - Projections other than awning or canopy signs over private property shall be allowed over pedestrian sidewalks, walkways and corridors, but not to exceed the following: (ZC 2002-13; Ordinance No. 2002-6-34)

Vertical Clearance	Maximum Projection
less than 7 feet	3 inches
7 feet to 8 feet	12 inches
over 8 feet	4 feet

4. Awning Signs - The copy/artwork on an awning shall not exceed the area and size that is allowed for a wall sign on the wall to which it is attached. However, the total area of wall signs and awning signs on any wall shall not exceed the area and size allowed for a single wall sign, and shall not extend more than seventy-five (75) percent of the length of the awning.
5. Vehicle Service Canopy Signs - A canopy sign may be placed on or be an integral part of the face of a canopy. The sign may consist of only the name and/or logo of the business at the location of the canopy and shall not exceed twenty-five (25) square feet or ten (10) percent of the face of the canopy of which it is a part of or to which it is attached, whichever is greater. An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third (1/3) of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted. (ZC 2002-13; Ordinance No. 2002-6-34)
6. Subdivision Wall Signs or Plaques - Subdivision wall signs or plaques are limited to residential zoning districts and shall not exceed thirty (30) square feet. Subdivision wall signs or plaques are limited to two (2) per subdivision entry and may be illuminated by means of spotlighting only. Subdivision wall signs or plaques shall only be attached to an approved masonry screening wall or entry feature. The homeowners association or developer must enter into a maintenance agreement with the City of Plano

Planning Department. Subdivision wall signs or plaques shall only be allowed in the absence of a freestanding subdivision entry sign.

7. Window Signs - Window signs are permitted. The total area of all window signs on any given elevation of a building may not exceed twenty-five (25) percent of the window area of that elevation.
8. Occupational Signs - Occupational signs shall not exceed two (2) square feet in area, and shall denote only the name and profession of an occupant in a commercial building or public institutional building.
9. Murals - Murals shall be reviewed and approved at the discretion of the Building Official for compliance with the definition of a mural, and for appropriate size and placement.

B. Freestanding Signs

1. Agricultural Signs - Agricultural signs, limited to advertising produce crops or animals on a farm, may be erected in any Agricultural (A) zoning district, and shall not exceed fifty (50) square feet. Maximum height of an agricultural sign shall be fifteen (15) feet with a required setback of thirty (30) feet from the front and side property lines. Spacing between signs shall be a minimum of two hundred (200) feet.
2. Apartment Signs - Apartment signs may be erected in any residential zoning district, and shall not exceed twenty-five (25) square feet. Maximum height of an apartment sign shall be ten (10) feet for a monument sign and twelve (12) feet for a pole sign, with a required setback of fifteen (15) feet from the front property line. Apartment signs are limited to one (1) per street front.
3. General Business Signs:
 - a. General Business signs may be erected in non-residential zoning districts, and shall not exceed ninety (90) square feet for monument signs and sixty (60) square feet for pole signs, except for signs on property fronting on U.S. Highway 75 in which case the sign may be one hundred (100) square feet. Maximum

height of a general business sign shall be ten (10) feet for a monument sign and twenty (20) feet for pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of forty (40) feet is permitted. Required setback shall be eight (8) feet from the front property line (or any property line adjacent to a street) and shall be located a minimum of thirty (30) feet from adjoining private property lines and a minimum of sixty (60) feet from any other freestanding sign.

- b. Single tenant properties shall be limited to one freestanding sign per street front.
- c. General Business signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Internally illuminated general business signs must be constructed of non-combustible material or approved plastics.

4. Identification Signs:

- a. An identification sign may be erected in non-residential zoning districts, and shall not exceed one hundred fifty (150) square feet for monuments signs and one hundred (100) square feet for pole signs. Maximum height of an identification sign shall be ten (10) feet for a monument sign and twenty (20) feet for pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of forty (40) feet is permitted. Required setback shall be eight (8) feet from the front property line (or any property line adjacent to a street) and thirty (30) feet from adjoining private property line, and the sign shall be located a minimum of sixty (60) feet from any other reestanding sign.
- b. Identification signs shall be limited to one sign per street front per development.
- c. Identification signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Such signs, when internally illuminated, must be constructed of non-combustible materials or approved plastics.

5. Institution Signs - Institution signs erected in residential zoning districts shall not exceed thirty-two (32) square feet with a maximum height of ten (10) feet. Institution signs erected in non-residential zoning districts shall comply with the requirements of a general business sign. Required setback shall be eight (8) feet from the front property line (or any property line adjacent to a street) and thirty (30) feet from any adjoining property line. Institution signs are limited to one (1) per street front. (ZC 2002-13; Ordinance No. 2002-6-34)

6. Multi-Purpose Signs:
 - a. The total area of multi-purpose pole signs shall not exceed one hundred fifty (150) square feet. In the case of multi purpose monument signs, the maximum overall area shall be two hundred twenty-five (225) square feet, however, the copy area shall be limited to one hundred fifty (150) square feet leaving a base area of seventy-five (75) square feet.

 - b. The identification portion of multi purpose sign shall not exceed fifty (50) square feet. Any combination of directory and reader board shall not exceed one hundred (100) square feet.

 - c. Multi-purpose signs may be erected in non-residential zoning districts.

 - d. Maximum height shall be ten (10) feet for multi-purpose monument signs and twenty (20) feet for multi-purpose pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of forty (40) feet is permitted.

 - e. Required setback for multi-purpose signs shall be thirty (30) feet from front and adjoining private property lines. Multi-purpose signs are limited to one (1) per street front per development, and a minimum spacing of sixty (60) feet from any other freestanding sign must be maintained. Multi-purpose signs that meet the size and height requirements of a general business sign, shall be allowed an eight (8) foot front setback. (ZC 2002-13; Ordinance No. 2002-6-34)

- f. Multi-purpose signs shall be constructed of materials not subject to deterioration when exposed to the weather, and when internally illuminated must be constructed of non-combustible materials or approved plastic.
7. Municipally Owned Signs - Municipally owned signs may be erected in any zoning district, and if exceeding one hundred (100) square feet, shall be reviewed by the Board of Adjustment for specific approval. Municipally owned signs shall not be placed in any sight visibility triangle and shall be located at least twenty-five (25) feet from any privately owned parcel of land. Maximum height of monument styled municipally owned signs shall not exceed ten (10) feet and pole signs shall not exceed twenty (20) feet in overall height.
8. Subdivision Entry Signs - Subdivision entry signs may be erected in residential zoning districts and shall not exceed thirty (30) square feet with a maximum height of two (2) feet, six (6) inches. Required setback shall be three (3) feet from the front property line and signs are limited to two (2) per subdivision entryway. Freestanding subdivision entry signs shall only be allowed in the absence of subdivision wall signs or plaques. The homeowners association or developer shall enter into a maintenance agreement with the City of Plano Planning Department.
9. Flags - A single flag which shows an emblem or logo of a firm or corporation is allowed on the premises of the firm or corporation when it is erected on a freestanding flag pole with a minimum setback of eight (8) feet behind the property line. In addition to flags emblems and insignia of any governmental body and decorative displays for holidays or public demonstrations which do not contain advertising and are used as such. Maximum height shall not exceed fifty (50) feet.
10. On-Site Directional Signs - On-site directional signs shall not exceed eight (8) square feet or thirty (30) inches in height, and shall not contain advertising.
11. Menu Board Signs - Menu board signs may be erected in non-residential zoning districts and shall not exceed 40 square feet with a maximum height of six (6) feet.

Required setback shall be a minimum of eight (8) feet from any property line, and shall be a minimum ten (10) feet from any other menu board sign. (ZC 2002-13; Ordinance No. 2002-6-34)

12. Unified-lot Signs: (ZC 2002-43; Ordinance No. 2002-10-29)

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

C. Requirements for Freestanding Signs Located Within an Overlay District

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

3. Multi-tenant commercial developments shall be limited to the following:
 - a. Multi-Purpose Signs - one sign per street front per development.
 - b. General Business Signs - one sign per street front of the development, or one per 225 feet of street frontage, or portion thereof.
4. No single tenant shall be allowed to advertise on more than one sign per street front.

D. Miscellaneous Requirements for Freestanding Signs

1. Freestanding signs shall not be placed in any sight visibility triangle.
2. In the case of a multiple-face sign, the gross surface area of each face shall not exceed two (2) times the allowable square footage divided by the number of sign faces.
3. No sign shall be located within any easement unless a hold harmless agreement has been obtained from the easement holder.
4. Any projecting or overhanging portion of a freestanding sign must be a minimum of ten (10) feet above any walking surface and fourteen (14) feet above any driving surface.
5. No advertising matter shall be displayed on or attached to any freestanding sign. No guys, braces, attachments, banners, flags, balloons, or similar devices shall be attached to any sign.
6. Freestanding signs shall be protected by wheel or bumper guards when required by the Building Official.
7. Minimum five (5) foot radius required around a fire hydrant.
8. Unless otherwise set forth, a minimum of sixty (60) feet shall be required between all freestanding signs.

9. Unless otherwise set forth, all freestanding signs shall provide a minimum eight (8) foot setback from any property line.
10. Signs that have a base/pole that exceeds 50% of the total width of the sign shall be classified as a monument sign. (ZC 2002-13; Ordinance No. 2002-6-34)
11. When the minimum building line setback is less than the minimum sign setback, the minimum building line shall apply to any freestanding sign, including temporary signs. (ZC 2002-13; Ordinance No. 2002-6-34)

E. Temporary Signs

1. Banners - A temporary banner is allowed and shall be securely attached to the front or side of a building face. Each business shall be allowed two banner permits per calendar year, and each permit shall be good for a maximum of thirty (30) days. A minimum of thirty (30) days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured. Banners are prohibited in single family residential districts.
2. Development/Construction Signs - Development/construction signs may be erected in non-residential and residential zoning districts. Such signs shall relate only to the property/subdivision on which they are located and shall not exceed 100 square feet with a maximum height of twenty (20) feet. Required setback shall be twenty (20) feet from the front property line. Each property/subdivision may have one (1) such sign, or one for each fifty (50) acres, or portion thereof. A development/construction sign shall be removed upon completion of the project or subdivision.
3. Model Home Signs - Model home signs may be erected in residential zoning districts and shall not exceed sixteen (16) square feet with a maximum height of six (6) feet. Required setback shall be fifty (50) percent of the distance between the front property line and the building, but no less than ten (10) feet from the front property line. Model home signs are limited to one (1) per premise. Each builder in a subdivision may have one (1) model home

sign and the permit for such sign shall be granted for a period of time to coincide with the validity of the model home's Certificate of Occupancy.

4. Political Signs - Political signs are allowed on private property and shall be prohibited on right-of-way, or any other public property. Political signs may be placed no more than one hundred-twenty (120) days prior to the election for which the sign is applicable, and no more than fifteen (15) days after the election has taken place. Political signs placed on property, which is zoned residential may be no greater than thirty-two (32) square feet in area. Political signs placed within the rights-of-way or upon public property may be removed and disposed of by City of Plano personnel.
5. Real Estate Signs - Real estate signs may be erected in non-residential and residential zoning districts and shall not exceed thirty-two (32) square feet with a maximum height of fifteen (15) feet. Required setback shall be eight (8) feet from front property line and signs are limited to one per street front. A real estate sign shall be removed upon the sale of the property. Real Estate signs advertising the lease of individual units in multi-family districts shall be allowed upon issuance of a Certificate of Occupancy for a period not to exceed one (1) year.
6. Promotional Signage:
 - a. Promotional signage described in subparagraph (b) below is allowed for two (2), two-week periods each calendar year per legal business. A two-week period will commence on the first day promotional signage is displayed. The two, two-week periods shall not occur in the same or consecutive months. A legal business shall include any commercial, industrial, or institutional use for which the Building Inspection Department has issued a Certificate of Occupancy. In the case of a special promotion for a grand opening celebration, one (1) period may be extended to a three-week period provided the promotion commences within the first three (3) months of the date of issuance of a Certificate of Occupancy and the grand opening is limited to the address noted on the Certificate of Occupancy.

- b. Promotional signage may include banners, flags, pennants, streamers, balloons, inflatable signs, and any legal signs allowed by this Ordinance. Any device described as promotional signage shall not exceed an overall height of thirty-five (35) feet.
 - c. A separate permit is required for each two-week period promotional signage will be used. If any device described as promotional signage in subparagraph (b) above is installed prior to issuance of a permit, an investigation fee, outlined in Section 3-1601 Subsection G, will be assessed in addition to the permit fee.
 - d. Promotional signage shall be contained on the property of the legal business and shall not extend into the City right-of-way. Signage shall not be located in any sight visibility triangle nor shall any combustible materials be placed in contact with lighted signs or any electrical fixtures.
7. Signage for Temporary/Seasonal Businesses - Seasonal business signage is reviewed as part of the overall seasonal business permit requirements as set out in the Code of Ordinances, City of Plano, and shall be limited to one of the following:
- a. A temporary freestanding sign, maximum thirty-two (32) square feet in area with an eight (8) foot setback from the front property line
 - b. An on-site banner, maximum thirty-two (32) square feet in area with an eight (8) foot setback from the front property line. The banner must be securely installed and be completely mounted on a rigid surface.
8. Noncommercial Purpose Sign - Subject to the regulations governing time, place, size, and manner of location of such signs, a temporary sign for noncommercial or non-advertising purposes shall be allowed.
9. Garage Sale Signs - Garage sale signs may only be located on the property where the garage sale is being held and shall not exceed a maximum of eight (8) square feet.

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

- a. Any signage allowed under promotional signage.
- b. One, maximum 100 square foot sign, maximum height of 15 feet.
- c. All special event signage shall be limited to the property holding the event. (ZC 2002-13; Ordinance No. 2002-6-34)
- d. The sign shall be allowed up to 14 days prior to the event and shall be removed within 24 hours at the end of the event. (ZC 2002-13; Ordinance No. 2002-6-34)

F. Illumination

1. A sign in a residential district, where allowed by this Ordinance, may be illuminated. Any illumination shall be located so as not to produce intense glare or direct illumination across the bounding property line. Internal illumination shall not exceed forty (40) watts per every twenty-five (25) square feet or any portion thereof.
2. Only a sign, which has illumination, that is turned on and off at a rate equivalent to, or less than twice an hour, excluding time and temperature is permitted.
3. No lighted sign shall be erected within one hundred fifty (150) feet of a residential district as measured from the location of the sign nearest to the property line to the property line of each neighboring lot unless it meets the illumination criteria listed in subparagraph (a) above.
4. All illumination shall comply with the City of Plano illumination Ordinance.

G. Wind Pressure and Dead Load Requirements - All signs shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of area, and shall be constructed to receive dead loads as required by the Building Code of the City of Plano.

H. Reader Boards/Electronic Message Center - Any reader board/electronic message center area of a sign shall not exceed 75% of the allowable square footage for any sign type. (ZC 2002-13; Ordinance No. 2002-6-34)

3-1604 General

A. Overlay Districts/Planned Developments/Historic District/Downtown Sign District - Signs within an overlay district, planned development, historic district, or sign district shall be regulated by the Ordinance regulating signs located within the relevant district.

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

C. Prohibited Signs - Except as otherwise expressly allowed by this Ordinance, the following signs and conditions are prohibited:

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

3. Signs placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the Building Code of the City of Plano or by Fire Department regulations.
4. Portable signs - This provision does not restrict identification signs on vehicles or other signs attached to vehicles, which are legally licensed and operated upon public streets. However, these vehicles shall not be parked to where the intent is to use the vehicle as advertising.
5. A-frame and sandwich board signs.
6. Signs that are animated by any means not providing constant illumination, except time and temperature units. Signs which rotate or emit audible sound or visible matter. No sign shall be illuminated to such intensity or in such a manner so as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance to vehicular traffic, pedestrians, or adjacent properties.
7. Signs located on public property, including but not limited to signs attached to any public utility pole or structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property.
8. Balloons, flags, pennants, or other floating or inflatable signs or devices anchored to the ground or to any other structure, except as allowed under the provisions of Section 3-1603 Subsection E (Temporary Signs). (Exception: See Section 3-1601 Subsection H Subparagraph 17 for certain flag exemptions.) In addition, inflatable signs are allowed during the annual Plano Balloon Festival provided the devices are not tethered to the roof and provided they do not exceed an overall height of thirty-five (35) feet. The display period for inflatable signs associated with the Plano Balloon Festival is limited to seven (7) days prior to the last day of the festival. See Section 3-1601 Subsection H Subparagraph 13 for certain inflatable permit exemptions.
9. Roof signs.

10. Temporary signs except as allowed under Subsection E of Section 3-1603 (Temporary Signs) and Subsection H of Section 3-1601 (Exempt Signs).
11. Amenity signs.
12. Billboard signs.
13. Signs attached to a standpipe or fire escape.
14. Signs erected on or over public property or in the right-of-way of any thoroughfare within the City of Plano, unless the same is erected by the City or with the permission of the City for public purposes. (Exception: Signs located in the Downtown Business Government District may be erected over the public sidewalk provided the sign projects no more than the width of the sidewalk minus one (1) foot and provided the clearance between the bottom of the sign and the sidewalk below is a minimum of seven (7) feet).
15. No person shall attach any sign, paper or other material, or paint, stencil or write any name, number (except house numbers) or otherwise mark on any sidewalk, curb, gutter, street, utility pole, public building, fence or structure except as otherwise allowed by this Ordinance.
16. No person shall place on or suspend from any building, light fixture, pole structure, sidewalk, parkway, driveway or parking area, any goods, wares, merchandise or other advertising object or structure for the purpose of advertising such items other than a sign, as defined, regulated and prescribed by this Ordinance, except as otherwise allowed by this Ordinance.
17. It shall be unlawful for any person to place or cause to be placed any private temporary directional sign(s) within the City of Plano on any public right-of-way of any major or minor thoroughfare (street designated as Class A, B, C, D, E, or F in the City of Plano Thoroughfare Plan). The Building Official may impound all signs in violation of this section.
18. Searchlights.

19. Off site/premise signs. (ZC 2002-13; Ordinance No. 2002-6-34)

D. Violations

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

- E. Illegal Signs - Illegal signs are those which do not meet the requirements of this Ordinance and which have not received nonconforming status.

F. Nonconforming Signs

1. Legal Nonconforming Uses - Subject to the provisions of this Section, signs for a legal nonconforming use, as defined in the Comprehensive Zoning Ordinance of the City of Plano, are allowed. Such signs shall be allowed only so long as the nonconforming use is allowed. Any such sign legally existing on the effective date of this Ordinance but which does not comply with the regulations of this Ordinance, shall be deemed to be a nonconforming sign under the provisions of this Ordinance, and shall be subject to alteration or removal in accordance with the provisions of this Ordinance.

2. Moving, Relocating, or Altering of Signs - No nonconforming sign shall be moved, altered, removed and reinstalled, or replaced unless it is brought into compliance with the requirements of this Ordinance.
3. Change in Use of Structure - Any nonconforming sign may continue to be utilized as long as the occupancy of the use within the structure remains the same. When a use changes from one occupancy category to another, all signs shall be brought into conformance with the provisions of this Section 3-1600 (Sign Regulations).

G. Maintenance of Signs

1. Maintenance - Each sign shall be maintained in a safe, presentable, and good condition, including the replacement of defective parts and other acts required for the maintenance of such sign, without altering the basic copy, design or structure of the sign. The Building Official shall require compliance or removal of any sign determined by the Building Official to be in violation of this Section in accordance with the enforcement provisions set forth below.
2. Dilapidated or Deteriorated Signs - No person shall maintain or permit to be maintained on any premises owned or controlled by him or her any sign which is in a dilapidated or deteriorated condition as defined herein. Upon notice of violation, any such sign shall be promptly removed or repaired by the owner of the sign or the owner of the premises upon which the sign is located in accordance with the enforcement provisions set forth below.

H. Enforcement

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

2. Notice of Violation - When the Building Official, or his respective designee, determines that a sign located within the corporate city limits of Plano is dilapidated, deteriorated, illegal, prohibited or abandoned, they shall issue a notice of violation to the owner of the sign or to the owner, occupant, or person in control of the property on which the sign is located.
 - a. Contents of notice of violation - The notice of violation shall contain:
 - i. Name of the owner, occupant, manager or other person in control of the property
 - ii. Street address sufficient to identify the property on which the alleged violation occurred
 - iii. Description of alleged violation and reference to the Section of this Section 3-1600 (Sign Regulations) that has been violated
 - iv. Statement of the action required to correct the violation and a deadline for completing the corrective action
 - v. Statement that failure to take the corrective action within the time specified may result in (1) a criminal penalty not exceeding \$500 per day for each violation, (2) the City filing a civil action against owner seeking injunctive relief and/or civil penalties up to \$1,000 per day for each violation
 - vi. Statement informing recipient of their right to appeal the decision of the Building Official to the Board of Adjustment in accordance with Section 6-200 of this Ordinance
 - b. Service of notice of violation - The Building Official, or his designee, shall serve a written notice of violation on the owner of the sign, or the owner, occupant, or person in control of the property on which the sign is located. The notice of violation should be served by either hand-delivery or by certified mail, return receipt requested. Service by certified mail shall be effective three (3) days after the date of mailing.

3. Enforcement Remedies

- a. Criminal Penalties - Any person, firm or corporation violating any of the provisions or terms of this Section 3-1600 (Sign Regulations) shall be deemed guilty of a misdemeanor, and upon conviction thereof, be subject to a fine not exceeding \$2,000 for each offense, and each and every day or portion thereof that such violation shall continue shall constitute a separate offense.
- b. Civil Remedies - The City may file a civil action in State District Court to enforce the requirements of this Ordinance, seeking injunctive relief and/or civil penalties up to \$1,000 per day for each offense as authorized by Subchapter B of Chapter 54 of the Texas Local Government Code, as amended, or any other applicable law.
- c. Emergency Removal of Sign - The City may remove a sign, which the Building Official finds to be an immediate and imminent threat to the public safety because of its dilapidated, deteriorated or structural condition.
- d. Remedies Cumulative - All remedies authorized under this Section 3-1600 (Sign Regulations) are cumulative of all others unless otherwise expressly provided. Accordingly, the filing of a criminal action shall not preclude the pursuit of a civil or administrative action for violation of this Section 3-1600 (Sign Regulations) nor shall the filing of a civil action preclude the pursuit of any other action or remedy, administrative or criminal.

3-1605 Downtown Sign District (ZC 2000-74; Ordinance No. 2000-11-23)

A. Purpose

The purpose of this section is to regulate the construction of new signs and alterations made to existing signs to ensure consistency with the historic, urban, pedestrian-oriented nature of this district and the dense, compact development absent in other areas of the city. The objective of this section is to ensure (a) that new signage is appropriate to the

architectural design of the each building and the district, and (b) that signs do not visually obscure significant architectural features of a building or the district in general.

B. Boundary Description

1. Area A

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

BEGINNING at the intersection of centerline of Municipal Avenue (variable ROW) with the centerline of 15th Street (Variable ROW) at a point for a corner;

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

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

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

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

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

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

2. Area B

BEING a 36.45 acre tract of land situated in Collin County, Texas, and being more particularly described as the follows:

BEGINNING at the intersection of the centerline of G Avenue (variable ROW) with the centerline of 14th Street (variable ROW) at a point for a corner;

THENCE continuing north along said G Avenue centerline to a point for a corner at the intersection of G Avenue and the centerline of 16th Street (variable ROW);

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

THENCE continuing south a distance of 1,125 feet along said DART ROW centerline to a point for a corner intersecting the centerline of 14th Street;

THENCE continuing west following along the centerline of said 14th Street back to the PLACE OF BEGINNING and containing 36.45 (1,587,762 sq. ft.) acres of land; and

BEING a 15.61 acre tract of land situated in Collin County, Texas, and being more particularly described as the follows:

BEGINNING at the intersection of centerline of Municipal Avenue (variable ROW) with the centerline of 15th Street (variable ROW) at a point for a corner;

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

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

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

THENCE continuing north a distance of 515 feet along said DART ROW to a point for a corner;

THENCE continuing east following along the northern property boundary lines of Plano -Original Donation Addition, Block 2, Lot 6E and Lot 6C to a point for a corner intersecting at the centerline of Municipal Avenue;

THENCE continuing south along said Municipal Avenue centerline back to the PLACE OF BEGINNING and containing 15.61 (679,972 sq. ft.) acres of land; and

BEING a 4.28 acre tract of land situated in Collin County, Texas, and being more particularly described as follows:

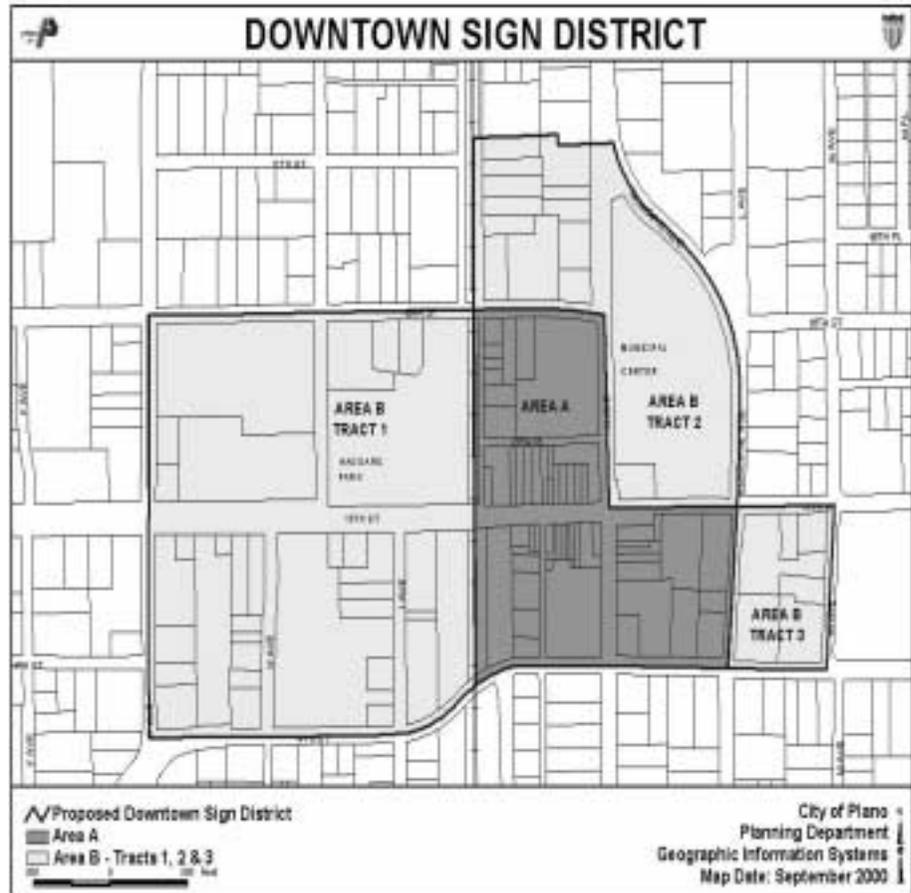
BEGINNING at the intersection of centerline of Municipal Avenue (variable ROW) with the centerline of 15th Street (variable ROW) at a point for a corner;

THENCE continuing south along said Municipal Avenue centerline to a point for a corner at the intersection of Municipal Avenue and the centerline of 14th Street (variable ROW);

THENCE continuing east along said 14th Street centerline to a point for a corner at the intersection of 14th Street and the centerline of G Avenue (variable ROW);

THENCE continuing north along said G Avenue centerline to a point for a corner at the intersection of G Avenue and the centerline of 15th Street;

THENCE continuing west following along the centerline of said 15th Street back to the PLACE OF BEGINNING and containing 4.28 (186,437 sq. ft.) acres.



C. General Provisions

1. Issuance of Sign Permit - Signs shall conform to the criteria in this section, and to appropriate City codes, prior to issuance of a sign permit.
2. Conflict Between Sections - Where there is a conflict between sections of this ordinance, this section shall govern in this district.
3. Compatibility with Building Architecture - Signs should generally be designed to be compatible with the architectural composition of the building and the district and not obscure any architectural accent, pattern or object on the original structure.

4. Sign Materials - Sign finish materials shall be one of the following:
 - a. Metal, painted or enameled
 - b. Cold cathode tube (neon)
 - c. Carved relief in stone or cast stone
 - d. Wood or carved wood which is painted or sealed
 - e. The use of plastic on the exterior of a sign is prohibited, except on a marquee sign.
5. Lighting of Signs
 - a. All electrical shall comply with the currently adopted version of the National Electrical Code.
 - b. Buildings and signs may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties.
 - c. No illuminated sign may contain flashing or moving elements or change its brightness (exception: historic signs).
 - d. No sign, except a marquee sign, may be illuminated by fluorescent or back lighting (exception: historic signs).
 - e. The use of neon and/or incandescent bulbs is allowed.
6. Historic Signs - Historic signs shall not be calculated in the number or area of allowed signs for the purposes of this ordinance. They shall not be considered non-conforming unless deemed non-contributing through the Certificate of Appropriateness process (Ordinance No. 98-2-26).
7. Pedestrian Clearance - A minimum clearance of seven (7) feet shall be maintained below signs that are located over a walkway area measured from the walkway surface to the lowest part of the sign (exception: projecting signs that extend no more than twenty (20) inches from a wall).

8. Community Special Events - City Council or the City Manager may authorize signs to advertise patriotic, special events or special projects of general public interest taking place within the boundaries of the Downtown Sign District.
9. Encroachment onto Public Right-of-Way - Any sign that is located upon or overhangs a public right-of-way shall be governed by a franchise agreement with the City of Plano.
10. Special Event Signage - Special Event signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano.

D. Signs Exempt

Signs with a sign area under four (4) square feet and used in the operation of business, such as hours of operation, credit cards accepted, and parking information, shall not require a sign permit.

E. Signs Allowed/Prohibited

1. Allowed Signs - The following signs shall be allowed:
 - a. All signs specifically permitted in this section.
 - b. Development/Construction signs.
 - c. Real estate signs.
2. Prohibited Signs - The following signs are prohibited in the Downtown Sign District:
 - a. Any sign not specifically permitted by this section is prohibited.
 - b. Any sign that flashes, blinks, revolves or is put into motion by the atmosphere will not be permitted.
 - c. Portable signs, except for A-frame/Sandwich Board signs, will not be permitted.

F. Table of Permitted Signs - The following signs are permitted in each of the sub areas of the Downtown Sign District (refer to map of district):

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

(X = Permitted)

G. Sign Standards

1. General

- a. Each business within Area A with direct ground floor access is permitted one (1) hanging sign and one (1) awning or wall sign per street frontage.

- b. Each business with direct first floor access within Area B is permitted one (1) hanging, awning or wall sign and one (1) pole or armature sign per street frontage.
 - c. Each building is permitted one (1) building identification sign.
2. A-frame/Sandwich Board Signs
- a. General - No more than one (1) A-frame/Sandwich Board sign per business shall be allowed, and a minimum of four (4) feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.
 - b. Sign Area and Size - No A-frame/Sandwich Board sign shall exceed eight (8) square feet per face or four (4) feet in height. The entire sign structure shall be calculated as the total of sign area.
3. Armature Signs
- a. Sign Area - The sign area of any one face shall not exceed sixteen (16) square feet in area. The sign area of an armature sign shall not comprise more than seventy percent (70%) of the entire sign structure.
 - b. Sign Size - The maximum height of an armature sign structure shall be six (6) feet. The maximum width shall be four (4) feet.
 - c. Location - An armature sign may be placed adjacent to the public right-of-way, provided it does not encroach on the site visibility triangle and is a minimum of six (6) feet from the outside curb line.
4. Awning Signs
- a. Sign Location - The awning sign shall be located within the center seventy-five percent (75%) of the frontage of the awning, the tenancy or the building

face, whichever is least. Awning signs must maintain a minimum border of one (1) inch between the letters or logo and the edge or a change of plane.

- b. Sign Size - The maximum size of letters shall be eight (8) inches. A logo may extend up to twelve (12) inches tall provided the appropriate border is maintained.

5. Banner Signs

- a. General - Each business shall be allowed two (2) banner permits per calendar year, and each permit shall be good for a maximum of thirty (30) days. A minimum of thirty (30) days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured.

- b. Location and Content - No more than one (1) banner sign shall be permitted across the facade of a building or business or in any other location on a single property. The City, or an agent of the City, may mount banners on street light standards and/or across the street for special events, subject to installation policy and the following regulations:

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

6. Building Identification Sign (ZC 2002-13; Ordinance No. 2002-6-34)

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

7. Directory Signs

- a. General - On multi-tenant buildings where there are two (2) or more tenants without direct outside access to a public street, a directory sign may be allowed. One (1) directory sign per street face is permitted.
- b. Type - A directory sign may take the form of an armature sign, pole sign, projecting sign on ground floor of a building, or wall sign on ground floor of a building and must follow the regulations for each.
- c. Sign Area - A directory sign may contain four (4) square feet, with an additional one-and-a-half (1.5) square feet for each tenant having a separate lease space, up to a maximum area of ten (10) square feet.

8. Flags

- a. General - Flags that display emblems or insignia of any governmental body or decorative display for holidays or public demonstrations that do not contain advertising are allowed.
- b. Location - Flags may be attached to a building but may not extend above the roof or parapet of the building. Flags on freestanding poles are allowed only in Area B of the district, must have a minimum setback of eight (8) feet behind the property line and shall not exceed thirty (30) feet in height.

9. Hanging Signs

- a. Location - Hanging signs must maintain a minimum clearance of seven (7) feet above the sidewalk, and one (1) foot from the curb.
- b. Sign Area - No hanging sign area shall exceed six (6) square feet in area per face.

10. Marquee Signs

- a. General - Marquee signs shall be permitted only on a theater or performance hall. Only one marquee sign shall be allowed for each building containing a theater or performance hall.
- b. Lighting - A marquee sign may have backlighting, exposed incandescent bulbs or neon lighting.
- c. Sign Area - The sign area of a marquee sign on a facility with a seating capacity of 750 or less may not exceed 100 square feet in area, including all sign faces. The sign area of a marquee sign on a facility with a seating capacity of more than 750 may not exceed 200 square feet.
- d. Sign Size - Marquee signs must not exceed six (6) feet in height and must maintain a minimum clearance of eight (8) feet above the sidewalk.

11. Municipally Owned Signs

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

12. Mural Signs

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

13. On-Site Directional Signs

On-site directional signs shall not exceed eight (8) square feet or thirty (30) inches in height, and shall not contain advertising.

14. Pole Signs

- a. General – Pole signs in the Downtown District shall be constructed of two uprights with the sign face placed between the uprights.
- b. Sign Area - The sign area of any one face shall not exceed sixteen (16) square feet in area. The sign area of a pole sign shall not comprise more than seventy percent (70%) of the entire sign structure.
- c. Sign Size - The maximum height of a pole sign structure shall be six (6) feet. The maximum width shall be six (6) feet.
- d. Location - A pole sign may be placed adjacent to the public right-of-way, provided it does not encroach on the site visibility triangle and is a minimum of six (6) feet from the outside curb line.

15. Projecting Signs (ZC 2002-13; Ordinance No. 2002-6-34)

- a. General - Projecting signs greater than twenty (20) inches in width must maintain a minimum clearance of seven (7) feet above the ground or sidewalk, and two (2) feet from the curb. Projecting signs must not extend above the wall to which it is attached.
- b. Sign Area and Structure Size - A projecting sign located within seven (7) feet of the ground or sidewalk shall not exceed five (5) square feet in area per face. The area per face of a projecting sign located over seven (7) feet above the ground or sidewalk shall be calculated based on the total height of the wall to which the sign is attached at one (1) square foot per one (1) foot of wall height. The maximum height of the total sign structure shall not exceed one-third (1/3) of the total height of the wall to which it is attached and shall not project more than six (6) feet.

16. Wall Signs, Attached (ZC 2002-13; Ordinance No. 2002-6-34)
- a. General - Attached wall signs must be mounted parallel to the wall surface and may not extend above the wall to which it is attached. Wall signs may not project more than six (6) inches from the wall surface.
 - b. Sign Area and Structure Size - The maximum permitted sign area for a single business or single storefront shall be one (1) square foot per linear foot of business frontage along a public street. The width of the sign structure shall not exceed half the width of the business' linear frontage. The maximum height of the sign structure shall not exceed one-third (1/3) of the total height of the wall to which it is attached.
 - c. Wall Signs Used for Building Identification Purposes - The sign area for an attached wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign structure shall not exceed half the width of the building's linear frontage. The maximum height of the sign structure shall not exceed one-third (1/3) of the total height of the wall to which it is attached.
17. Wall Signs, Painted (ZC 2002-13; Ordinance No. 2002-6-34)
- a. General - In Area A of the district, only existing historic painted signs shall be allowed. They may be maintained and refurbished, but the message may not change. Painted wall signs shall be allowed in Area B of the district.
 - b. Sign Area - The maximum permitted sign area for a single business or single storefront shall be one (1) square foot per linear foot of business frontage along a public street. The width of the sign shall not exceed half the width of the business' linear