

DISCLAIMER

"This document is a compilation of Plano's primary development ordinances and guidelines as amended through December 31, 2002. As such, it should be used for general reference and planning purposes only. This document does not contain secondary ordinances, building codes, construction details, or development guidelines, which may affect details of a specific site development or intended use. Please contact the City of Plano Planning Department for questions, interpretations, status of the policies within this document, and/or secondary ordinances."

CITY OF PLANO, TEXAS

ZONING ORDINANCE

86-3-14

ORDINANCE NO. 86-3-14

AN ORDINANCE OF THE CITY OF PLANO, TEXAS, REPEALING ORDINANCE NUMBER 71-4-2 AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF PLANO, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 12TH DAY OF APRIL 1971; AND APPROVING AND ADOPTING REVISED COMPREHENSIVE ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN; REGULATING WITHIN SUCH DISTRICTS THE HEIGHT OF BUILDINGS AND STRUCTURES, SIZE OF YARDS, COURTS, AND OPEN SPACES, THE HEIGHT, BULK AND USE OF BUILDINGS AND LAND FOR TRADE; PROVIDING FOR SPECIFIC USE PERMITS; SPECIFYING THE MINIMUM REQUIREMENTS FOR OFF-STREET PARKING OF VEHICLES; PROVIDING FOR THE MINIMUM REQUIRED FLOOR AREA OF DWELLING UNITS; REGULATING THE DENSITY OF DWELLINGS AND OTHER STRUCTURES, AND THE PERCENTAGE OF A LOT THAT MAY BE OCCUPIED BY STRUCTURES AND THE FLOOR AREA RATIO THEREOF; ADOPTING PERFORMANCE STANDARDS; ADOPTING A ZONING DISTRICT MAP AND MAKING IT A PART OF THIS ORDINANCE, TOGETHER WITH ALL SYMBOLS, MARKINGS AND TABLES APPEARING ON SAID MAP OR IN THE ORDINANCE; CREATING A BOARD OF ADJUSTMENT AND DEFINING ITS POWERS AND DUTIES; PROVIDING A PENALTY FOR VIOLATION; PROVIDING FOR NON-CONFORMING USES AND A METHOD FOR DISCONTINUANCE THEREOF; DEFINING CERTAIN TERMS; PROVIDING FOR A CERTIFICATE OF OCCUPANCY; AUTHORIZING PUBLICATION OF THE DESCRIPTIVE CAPTION AND PENALTY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED ONE THOUSAND DOLLARS (\$1,000) FOR EACH OFFENSE, PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Whereas, under the laws of the State of Texas, authority is conferred upon the City of Plano to establish zoning districts within the City for the purpose of regulating the use of land and controlling the density of population to the end that congestion may be lessened in the public streets, and the public health, safety, convenience, and general welfare promoted; and,

Whereas, the Planning & Zoning Commission after several months of study did recommend that a joint public hearing be held by the Planning & Zoning Commission and the City Council concerning revisions in the Zoning Ordinance; and

Whereas, pursuant to such recommendation, a joint public hearing was held on November 20, 1985 and January 7, 1986, after written notice was mailed to all owners of real property as their names appeared upon the last approved tax roll, at least fifteen days before the date set for hearing in accordance with Article 1011e, Texas Revised Civil Statutes, and notice was published in a paper of general circulation in the City of Plano, at least fifteen days prior to such hearing date, in accordance with Article 1011d, Texas Revised Civil Statutes; and,

Whereas, the Planning & Zoning Commission after the public hearing reviewed all testimony and requests, and did not present to the City Council the revised Zoning Ordinance in final form recommending its adoption:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS

That the Plano Zoning Ordinance passed by the City Council on the 12th day of April, 1971, together with all amendments thereto, is hereby amended in its entirety to read as follows:

**CITY OF PLANO, TEXAS
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