

2.802 ED - Estate Development

(1) Purpose

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

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

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

(4) Special District Requirements

(a) Animal Restrictions in the ED District:

(i) Number

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

(ii) Type

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

(iii) Breeding

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

(b) Accessory Buildings

- (i)** Accessory buildings in the ED district, except garages, must be located behind the main dwelling in the rear yard.
- (ii)** Accessory buildings shall be at least 50 feet from any side property line and 25 feet from the rear property line.
- (iii)** Accessory buildings must be 100 feet or more from a dwelling on an adjoining property.
- (iv)** The number of accessory buildings shall be limited to one, except that more than one may be granted by approval of a site plan.
- (v)** Accessory buildings must be designed and constructed so that they are in keeping with the general architecture of the development.
- (vi)** Accessory buildings with corrugated metal siding shall not be permitted, but flat metal siding with raised ribs or seams is acceptable. Corrugated metal roofing will be acceptable.

(c) Accessory Dwelling Units

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

- (i)** No temporary buildings, mobile homes, or travel trailers may be used for onsite dwelling purposes.
- (ii)** The accessory dwelling unit must be constructed to the rear of the main dwelling. Each lot must have a minimum of one acre per dwelling unit or accessory dwelling unit constructed upon it. For example, a house with two accessory dwelling units would require a minimum lot size of three acres.
- (iii)** The accessory dwelling unit shall contain a minimum of 500 square feet of floor area.
- (iv)** The accessory dwelling unit may be constructed only with approval of a site plan.
- (v)** The accessory dwelling unit may not be sold separate from sale of the entire property, including the main dwelling unit.

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

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

- (i)** Fences within the front yard setback shall be no more than 48 inches in height. Combinations of berms and fences shall not exceed 48 inches in height.
- (ii)** Fences within the front yard setback shall be horizontal rail or vertical wrought iron with or without masonry columns.
- (iii)** All fencing shall be at least 50% see-through, except that required for enclosing swimming pools.
- (iv)** No farm or rural fencing (such as barbed wire) shall be used. Smooth, non-climbable two-inch by four-inch mesh on metal posts will be acceptable behind the building line.
- (v)** Solid type or stockade fencing or walls shall not be constructed on property lines.

Disclaimer - Uses listed by zoning district are provided as a convenience but should not be relied upon as the most current and accurate source of information. Please contact the City of Plano Planning Department to verify a specific use.

ED - Estate Development Permitted Uses

Accessory and Incidental Uses	
Accessory Building or Use (8)*	P
Caretaker's/Guard's Residence	S
Construction Yard (Temporary) (9)*	35
Field Office (9)*	35
Home Occupation (11)*	P
Homebuilder Marketing Center (10)*	S
* = (8) - See Section 3.200 of the Zoning Ordinance; (9) - For construction yard, field offices, and other temporary buildings, see Subsection 3.103 of the Zoning Ordinance; (10) - See Subsection 3.103 of the Zoning Ordinance; (11) - See Subsection 3.110 of the Zoning Ordinance	

Commercial, Manufacturing, and Industrial Uses	
Concrete/Asphalt Batching Plant (Temporary)	36

Educational, Institutional, Public, and Special Uses	
Cemetery/Mausoleum	S
Church and Rectory (5)*	P
College/University (5)*	S
Community Center (ZC 98-101)	S
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Golf Course/Country Club (Private)	S
Household Care Facility (ZC 04-15, ZC 91-07, ZC 90-57)	P
Park/Playground	P
Private Recreation Facility	S
Rehabilitation Care Facility	S
School - Primary or Secondary (Private) (5)*	S
School - Primary or Secondary (Public or Parochial) (5)*	P
* = (5) - See Subsection 3.401 of the Zoning Ordinance	

P = Permitted Use; **S** = Specific Use Permit Required; **35** = Subject to temporary permit and removal at completion of project; **36** = Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed and Asphalt Plant: Issuance of temporary permit by resolution of City Council

Primary Residential Uses	
Private Street Development	S
Single-Family Residence Detached	P

Service Uses	
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)*	S
Day Care (In-Home) (16)*	P
* = (13) - See Section 1.600 and Subsections 3.102, 3.1107, and 3.1114 of the Zoning Ordinance; (16) - See Section 1.600 of the Zoning Ordinance for specific use permit requirements for certain in-home day care operations	

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	34
Electrical Substation	S
Private Utility (other than listed)	S
Service Yard of Governmental Agency	S
Sewage Treatment Plant	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S