

2.803 GR - General Residential

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

(1) Purpose

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

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

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

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

- (a) Except as provided in Section 3.500
- (b) See Section 3.600.
- (c) See Section 3.700.
- (d) Total includes percentage permitted for main structure and ten percent additional coverage permitted for accessory buildings. (See Subsection 3.701.)
- (e) See Section 3.800.
- (f) See Section 3.1100.
- (g) A maximum of 50% of attic floor area may be used as second floor living space.

(4) Special Requirements

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

(a) Front Porches

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

(b) Siding Materials

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

(c) Roofs

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

(d) Fences

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

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.

GR - General Residential 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	P
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

Educational, Institutional, Public, and Special Uses

Primary Residential Uses

Single-Family Residence Detached	P
Two-Family Residence	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
Transit Center (ZC 96-29)	P
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S