

2.804 MF-1 - Multifamily Residence-1

(1) Purpose

The MF-1 district is intended to accommodate condominiums and apartments at a density of 12 residential units per acre in a park-like setting with extensive areas of usable open space and landscaping. MF-1 districts should be located along or near major thoroughfares and should not have principal access to standard residential streets.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Maximum Residential Density	12 units per acre
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Front Yard --one and two story --three story	25 feet, except as provided in Subsection 3.104 and Section 3.500
	100 feet, except as provided in Subsection 3.104 and Section 3.500.
Minimum Side Yard	15 feet (See Subsection 3.104 and Section 3.600.)
Maximum Side Yard	N/A
Minimum Rear Yard	15 feet (See Subsection 3.104 and Section 3.700.)
Minimum Floor Area per Dwelling Unit	500 square feet - Efficiency
	650 square feet - One bedroom
	800 square feet - Two bedroom
	200 square feet - Each additional bedroom
Maximum Lot Coverage	35% plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Maximum Height	Three story, 40 feet (See Section 3.800.)

Description	Requirement
Minimum Usable Open Space (ZC 06-02; Ordinance No. 2006-4-24)	600 square feet - One bedroom
	300 square feet - Each additional bedroom
	Usable open space shall comply with the supplementary regulations in Subsection 3.117.

(4) Parking Requirements

- (a) Two parking spaces per dwelling unit (See Section 3.1100.)
- (b) The off-street parking spaces designated for each dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.

(5) Miscellaneous Multifamily Residence Provisions (See Subsection 3.104.)

(a) Walls

A wall not more than eight feet in height may be erected in the front yard provided such wall is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Section 3.1000.

(b) Garage Enclosures

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

(c) Street Names

Whenever street names are to be given to public streets or private drives in a multifamily development, such street names shall be approved with approval of a site plan. If block numbers are used, they shall be shown on the site plan.

(d) Alternate Standards

An MF-1 district may be developed according to the standards required in the 2F, SF-A, PH, or SF-6 districts.

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.

MF-1 - Multifamily Residence-1 Permitted Uses

Accessory and Incidental Uses	
Accessory Building or Use (8)*	P
Caretaker's/Guard's Residence	P
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	
Assisted Living Facility (ZC 03-21, ZC 00-83)	P
Cemetery/Mausoleum	S
Church and Rectory (5)*	P
College/University (5)*	S
Community Center (ZC 98-101)	S
Continuing Care Facility (ZC 03-21, ZC 00-83)	P
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
Household Care Institution (ZC 04-15)	S
Independent Living Facility (ZC 03-21, ZC 00-83)	P
Long-Term Care Facility (ZC 03-21, ZC 00-83)	P
Park/Playground	P

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	
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	

Primary Residential Uses	
Multifamily Residence (1)	P
Single-Family Residence Attached (ZC 02-47, ZC 02-37)	P
Single-Family Residence Detached	P
Two-Family Residence	P
* = (1) - See Subsection 3.104 of the Zoning Ordinance	

Service Uses	
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)*	P
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

Transportation, Utility, and Communications Uses	
Sewage Treatment Plant	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S