

**2.806 MF-3 - Multifamily Residence-3**

**(1) Purpose**

The MF-3 district is intended to provide for relatively dense condominium and apartment developments at 21.5 residential units per acre. This density will allow limited areas of usable open space that must be carefully designed for maximum accessibility and utilization by the residents of an MF-3 development. MF-3 districts should have access and frontage to major thoroughfares, with no 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	21.5 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 with a maximum third floor top plate line of 35 feet and a maximum 45 foot height for any portion of the building. Top plate line is defined as the top horizontal member of an exterior frame wall supporting ceiling joists, rafters, or other members. (Ordinance No. 94-1-34)

Description	Requirement
Minimum Usable Open Space (ZC 06-02; Ordinance No. 2006-4-24 )	400 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-3 district may be developed in accordance with the standards required in the 2F, SF-A, PH, and 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-3 - Multifamily Residence-3 Permitted Uses

<b>Accessory and Incidental Uses</b>	
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	

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

<b>Educational, Institutional, Public, and Special Uses</b>	
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

<b>Educational, Institutional, Public, and Special Uses</b>	
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	

<b>Primary Residential Uses</b>	
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	

<b>Service Uses</b>	
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)*	P
Day Care (In-Home) (16)*	P
Residence Hotel (ZC 95-23)	S
* = (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	

<b>Transportation, Utility, and Communications Uses</b>	
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