

**2.816 O-1 - Neighborhood Office****(1) Purpose**

The O-1 district is intended to provide for low-rise, garden-type office development providing professional, medical, and other office services to residents in adjacent neighborhoods. O-1 districts shall have principal access to major thoroughfares and may serve as an area of transition between residential and high-intensity nonresidential uses.

**(2) Permitted Uses**

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

**(3) Area, Yard, and Bulk Requirements**

<b>Description</b>	<b>Requirement</b>
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500
Minimum Side Yard	None (See Section 3.600.)
--of Corner Lot	50 feet on street side
Minimum Rear Yard	Ten feet where no alley abuts the rear property line (See Section 3.700.)
Maximum Lot Coverage	30%
Maximum Height	Two story, 35 feet (See Section 3.800.)
Maximum Floor Area Ratio	0.6:1

**(4) Parking Requirements (See Section 3.1100.)****(5) Landscaping (See Section 3.1200.)**

**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.

### O-1 - Neighborhood Office 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
Homebuilder Marketing Center (10)*	P
* = (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	

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

<b>Educational, Institutional, Public, and Special Uses</b>	
Assembly Hall (ZC 03-21, ZC 97-80)	S
Assisted Living Facility (ZC 03-21, ZC 00-83)	P
Cemetery/Mausoleum	S
Church and Rectory (5)*	P
Civic Center	P
College/University (5)*	P
Community Center (ZC 98-101)	P
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

<b>Educational, Institutional, Public, and Special Uses</b>	
Household Care Institution	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
Private Recreation Facility	P
Rehabilitation Care Institution	S
School - Primary or Secondary (Private) (5)*	P
School - Primary or Secondary (Public or Parochial) (5)*	P
* = (5) - See Subsection 3.401 of the Zoning Ordinance	

<b>Office and Professional Uses</b>	
Clinic	P
Medical Office	P
Office Center	P
Office - Professional/General Administrative	P
Research and Development Center	23

<b>Retail Uses</b>	
Nursery (ZC 96-50)	S
Retail/Service (Incidental) (ZC 96-29)	P

<b>Service Uses</b>	
Adult Day Care Center	P
Bank, Savings and Loan, or Credit Union	S
Body Piercing (ZC 01-19)	37
Business Service	P
Commercial Pet Sitting/Kennel (Indoor Pens) (ZC 05-04)	22
Day Care Center (ZC 01-51, ZC 96-32, ZC 93-45) (13)*	P
Funeral Parlor/Mortuary (ZC 02-37)	S
Licensed Massage Therapy	P
Veterinary Clinic	22
* = (13) - See Section 1.600 and Subsections 3.102, 3.1107, and 3.1114 of the Zoning Ordinance	

<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
Transit Center (ZC 96-29)	P
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	P