

2.808 PH - Patio Home

(ZC 96-38; Ordinance No. 96-10-29)

(1) Purpose

The PH district is intended to provide for areas of detached, zero lot line, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Lot Area	4,000 square feet	3,800 square feet	3,600 square feet
Minimum Lot Width	40 feet	40 feet	40 feet
--of Corner Lot	45 feet	45 feet	45 feet
Minimum Lot Depth	90 feet	90 feet	85 feet
Minimum Front Yard	20 feet, except as provided in (4) below and in Section 3.500	15 feet, except as provided in Section 3.500	Ten feet, except as provided in Section 3.500
Minimum Side Yard	See (4) below and Section 3.600	See (4) below and Section 3.600	See (4) below and Section 3.600
--of Corner Lot	15 feet in street side	15 feet in street side	15 feet in street side
Maximum Side Yard	N/A	N/A	N/A
Minimum Rear Yard	Ten feet, except as provided in (4) below and Section 3.700	Ten feet, except as provided in (4) below and Section 3.700	Ten feet, except as provided in (4) below and Section 3.700
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet	800 square feet
Maximum Height	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800
Maximum Coverage	60% total for principle and accessory buildings (See Subsection 3.701.)	60% total for principle and accessory buildings (See Subsection 3.701.)	60% total for principle and accessory buildings (See Subsection 3.701.)

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Usable Open Space	Ten percent in accordance with (7) below	Ten percent in accordance with (7) below	Ten percent in accordance with (7) below
Minimum Storm Water Conservation Area	N/A	Five percent in accordance with (4) below	Ten percent in accordance with (4) below

(4) Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

PH subdivisions shall be developed in conformance with Standard Requirements, Storm Water Management Option 1 Requirements, or Storm Water Management Option 2 Requirements.

- (a)** All PH subdivisions shall comply with the following standards:
 - (i)** Houses shall be developed as zero lot line homes. One side yard setback shall be zero feet and the opposite side yard setback shall be a minimum of ten feet.
 - (ii)** A house on a lot where the zero side abuts an alley may be pulled back from the alley so long as a minimum separation of ten feet is provided between houses.
 - (iii)** A minimum six-foot wide maintenance easement shall be placed on the adjacent lot to enable the property owner to maintain his house on the zero side yard setback side.
 - (iv)** Side yards and maintenance easements shall be placed on the subdivision plat.
 - (v)** A minimum separation of ten feet shall be provided between patio homes.
 - (vi)** Patio homes with roof overhangs are allowed when lots of been platted with a six-foot wide nonencroachment easement and the final plat for the subdivision was approved prior to October 28, 1996.
 - (vii)** Each patio home shall have a two-car garage. The garage space shall not be eliminated by enclosing the garage with a stationary wall.
- (b)** If developed in accordance with Standard Requirements, a PH subdivision may amend setbacks as follows:
 - (i)** The front yard setback may be reduced to ten feet or 15 feet provided that:
 1. The driveway and garage are accessed from an alley; and
 2. The open yard area of either the rear or non-zero side yard is increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback.

- (ii) The front yard setback may be reduced to 15 feet for lots without an alley provided that:
 1. The garage sets back 20 feet from the front property line; and
 2. The open yard area of either the rear or non-zero side yard is increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback.
 - (iii) The maximum front yard setback is 25 feet and a minimum lot depth of 65 feet, as measured from the front building line to the rear lot line, is maintained.
- (c) Per the development incentives and standards in Section 3.1700 (Storm Water Management), a PH subdivision may be developed in accordance with Storm Water Management Option 1 or 2 Requirements provided:
- (i) The minimum gross area of the subdivision is ten acres; and
 - (ii) The subdivision provides storm water conservation area per the area, yard, and bulk standards above, and provided storm water conservation areas are shown on a site-specific storm water management plan per Section 3.1700; and
 - (iii) A PH subdivision developed under either of these requirements shall have front or rear entry garages. Correspondingly, garages shall be set back a minimum of 20 feet from the front or rear property lines.

(5) Parking Requirements

Two off-street spaces per dwelling unit plus one-half space per dwelling unit for visitor parking within 600 feet of each dwelling unit are required. The visitor parking requirements may be eliminated or reduced at the time of site plan or subdivision plat approval with a finding that there is adequate on-street parking for visitors. (See Section 3.1100.)

(6) Maintenance Requirements for Common Areas

A property owners association is required for continued maintenance of common land and facilities. The requirements for the property owners association are outlined in Article V of the Subdivision Ordinance.

(7) Usable Open Space Requirements

Except as provided below, any subdivision developed under the PH standards of this ordinance shall provide usable open space which equals or exceeds ten percent of the gross platted area, excluding rights-of-way for major thoroughfares Type E or larger. Usable open space shall not be required for a PH development if it contains 50 or fewer lots and the property contiguous (abutting or separated only by a local or collector street) to the subdivision is either developed for use other than patio homes or is restricted by zoning to not permit PH development. Properties separated by rights-of-way, drainage, or utility easements in excess of 60 feet in width shall not be considered as contiguous. Usable open space shall comply with the supplementary regulations in Subsection 3.117. (ZC 06-02; Ordinance No.)

(8) Walls

A wall may be erected on the front property line 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.

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.

PH - Patio Home 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

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