

2.815 UR - Urban Residential**(1) Purpose**

The UR district is intended to provide for single-family detached development, particularly infill development, in an urban, pedestrian-oriented environment.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
--of Corner Lot	55 feet
Minimum Lot Depth	90 feet
Minimum Front Yard	10 feet or within five feet of the average setback of existing, adjacent structures facing the same street, whichever is greater (See Section 3.500.)
Minimum Side Yard	Five feet
--of Corner Lot	Ten feet on street side (See Section 3.600.)
Maximum Side Yard	Ten feet
Minimum Rear Yard	Five feet (See Section 3.700.)
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	Two story, 35 feet (See Section 3.800.)
Maximum Lot Coverage	60%, including accessory uses and/or buildings
Maximum Floor Area	None
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

(4) Other Regulations

Multifamily residences lawfully constructed prior to the institution of a UR district are permitted. Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwelling units of a particular structure or site.

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.

UR - Urban Residential 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)*	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; (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
Community Center (ZC 98-101)	S
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	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	
Single-Family Residence Detached	P
Studio Residence	P

Service Uses	
Bed And Breakfast Inn	P
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