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Article 1. General Regulations

1.100 Title

1.101 An ordinance to limit and restrict to specified districts or zones and to regulate therein, buildings and structures according to their construction and the nature and extent of their use, and the nature and extent of the uses of the land in the city of Plano, Collin and Denton counties, Texas, including the right to regulate and restrict the height, number of stories, sizes of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population and the location and use of buildings and structures and land for trade, industry, residence, or other purposes; and in the case of designated places and areas of historic and cultural importance, to regulate and restrict the construction, alteration, reconstruction, or razing of buildings and other structures.

1.102 The short title by which this ordinance shall be known shall be the “Zoning Ordinance” of the City of Plano.

1.200 Purpose

This ordinance as herein established has been made in accordance with a Comprehensive Plan for the purpose of promoting and protecting the public health, safety, morals, and general welfare of the community, and in furtherance of the following related and more specified objectives:

(1) Guide and regulate the appropriate use or development of all lands, in a manner which will promote the public health, safety, morals, and general welfare.

(2) Secure safety from fire, flood, panic, and other natural and man-made disasters.

(3) Provide adequate light, air, and open space.

(4) Promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons and neighborhoods.

(5) Encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.

(6) Provide sufficient space in appropriate locations for a variety of residential, recreational, commercial, and industrial uses and open space, both public and private; according to their respective environmental requirements in order to meet the needs of all citizens.

(7) Encourage the location and design of transportation routes, which will promote the free flow of traffic while discouraging location of such facilities and routes, which result in congestion or blight.

(8) Promote a desirable visual environment through creative development techniques and good civic design and arrangement.

(9) Promote the conservation of open space and valuable natural resources and prevent urban sprawl and degradation of the environment through improper use of land.

(10) Encourage coordination of the various public and private procedures and activities shaping land development with a view to lessening the cost of such development and to more efficiently using the land.

1.300 Empowerment to Zone

The City Council of the City of Plano hereby adopts, and may from time to time amend, this Zoning Ordinance. Such ordinance and any amendment or revision thereto shall be made in accordance with a Comprehensive Plan, and to lessen congestion in the streets, secure safety from fire, panic, and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements, or to promote the health and the general welfare. Notwithstanding anything aforesaid, the City Council may adopt an interim Zoning Ordinance.

The Zoning Ordinance shall be drawn with reasonable consideration to the character of each district and its peculiar suitability for particular uses and to encourage the most appropriate use of land. The regulations in the Zoning Ordinance shall be uniform throughout each district for each class or kind of buildings or structures or uses of land, but the regulations in one district may differ from those in other districts.

No Zoning Ordinance and no amendment or revision to any Zoning Ordinance shall be submitted to or adopted by initiative or referendum.

1.400 Compliance

1.401 Compliance Required

All land, buildings, structures, or appurtenances thereon located within the city of Plano, Texas, which are hereafter occupied, used, erected, altered, or converted shall be used, placed, and erected in conformance with the zoning regulations prescribed for the zoning district in which such land or building is located except as hereinafter provided.

1.402 Creation of Building Site

No permit for the construction of a building or buildings upon any tract or plot shall be issued unless the plot or tract is part of a plat of record, properly approved by the Planning & Zoning Commission, and filed in the Plat Records of Collin County or Denton County, Texas.

1.403 Certificate of Occupancy

(ZC 95-08; Ordinance No. 95-5-25)

(1) Certificate of Occupancy

No building hereafter erected, converted, or structurally altered shall be used or occupied and no building may be changed in use unless or until a Certificate of Occupancy has been issued by the Building Official stating that the building complies with this ordinance and other building laws of the City of Plano. The provisions of this section shall not apply to single-family detached or duplex dwellings. A Certificate of Occupancy shall state that the building, or proposed use of a building, complies with all the building and health laws and ordinances and with the provisions of these regulations.

(2) Land Occupancy

(a) Where property is proposed for a use without a building, it may not be occupied, used, or changed in use until a Land Occupancy Permit has been issued by the Building Official stating that the proposed use and occupancy of land complies with the provisions of this ordinance and other laws of the City of Plano. The provisions of this section shall apply to nonresidential properties, excluding agricultural (and shall not apply to parcels of land on which there is a building that houses the primary use).

(b) No Land Occupancy Permit shall be issued until a site plan has been approved for the intended use. The permit shall state that the use of the land complies with all the health laws and ordinances and with the provisions of these regulations. Land Occupancy Permits are recorded in the Office of the Building Official. All nonconforming properties shall obtain a Land Occupancy Permit within 18 months of the effective date of this ordinance.

1.404 Completion of Building Approved or Under Construction

Nothing herein contained shall require any change in the plans, construction, or designated use of a building under construction at the time of the passage of this ordinance and which the entire building shall be completed within one year from the date of the passage of this ordinance.

1.405 Location of Dwelling and Buildings

Only one main building for single-family or two-family use with permitted accessory buildings may be located upon a lot or platted tract. Every dwelling shall face or front upon a public street or approved place other than an alley, which street or approved place shall have a minimum width of 22 feet. Where a lot is used for multifamily, retail, office, commercial, or industrial purposes, or a combination of same, or for a combination of retail and dwelling purposes, more than one main building may be located upon the lot, but only when such buildings conform to all the open space, parking, and density requirements applicable to the uses and districts. Whenever two or more main buildings or portions thereof, are placed upon a single lot or tract and such buildings will not face upon a public street, the same may be permitted when the site plan for such development is approved by the Planning & Zoning Commission. No storage area or required open space for one building shall be computed as being the open space, yard, or area requirements for any other dwelling or other use.

1.500 Lot, Yard, Height, and Coverage Regulations

1.501 Lot Area/Dimensions

The regulations concerning lot dimensions set for in Section 2.800 and as herein specified, shall apply to all lots except that a lot having less area, width, or depth than herein required which was an official "lot of record" prior to the adoption of this ordinance may be used for a single-family dwelling, and no lot existing at the time of passage of this ordinance shall be reduced in area, width, or depth below the minimum requirements set forth herein. See Section 3.400 for supplementary lot area regulations.

1.502 Yards

The yard regulations set forth in Section 2.800 and as herein specified shall apply to all lots within the several districts respectively, unless otherwise specified in the ordinance. See Sections 3.500, 3.600, and 3.700 for supplementary yard regulations.

1.503 Height

The height regulations set forth in Section 2.800 and as herein specified shall apply to all buildings and structures within the several districts respectively, unless otherwise specified in the ordinance. When height requirements are stated in stories and feet, the more restrictive requirement shall apply. See Section 3.800 for supplementary height regulations.

1.504 Lot Coverage

The maximum percentage of any lot area which may hereafter be covered by the main building and all accessory buildings shall not exceed the requirements of Section 2.800, except where an existing building at the effective date of this ordinance may have a greater percentage of a lot covered than herein prescribed, such building shall be considered a conforming use.

1.505 Floor Area Ratio

The maximum floor area ratio of a lot or tract on which a building is located shall not exceed the requirements of Section 2.800, except where an existing building at the effective date of this ordinance may have a higher floor area ratio than herein prescribed, such building shall be considered a conforming use.

1.600 Definitions

Interpretation of Language

All words used in the present tense shall include the future; all words in the singular number include the plural number, and all words in the plural number include the singular number; the word "person" includes "corporation," "co-partnership," "association," and "individual"; the word "shall" is mandatory and not discretionary. Terms not herein defined shall have the meaning assigned to them in the Building Code of the City of Plano. Terms not defined herein or in the Building Code shall have the meaning customarily assigned to them.

Term	Definition
Accessory Building or Use	A building or use that is clearly subordinate to and functionally related to the primary building or use, which contributes to the comfort, convenience, or necessity of occupants of the primary building or use on the same platted lot. Accessory buildings shall be detached from the primary building and shall not be used for living quarters. (ZC 96-29; Ordinance No. 96-11-29)
Adult Day Care Center	A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, to four or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility. Adult day care centers must be licensed by the Texas Department of Human Services. (Ordinance No. 96-1-9)
Airport	A place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers. (See Subsection 3.106.)
Alley	A public space or thoroughfare which affords only secondary means of access to property abutting thereon, which has been deeded or dedicated to the public for public use.
Amateur Radio Antenna	Any antenna which is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission. (ZC 98-92; Ordinance No. 98-11-45)
Anchor Store or Tenant	In regional malls, stores with over 100,000 square feet of gross lease able area. (ZC 98-100; Ordinance No. 99-1-8)
Animal Exhibition	A collection of animals for display to the public. An animal exhibition shall not include the sale, breeding, or butchering of animals.
Antenna	Any exterior transmitting or receiving device mounted on or within a support structure, building, or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals, television signals, or other communications signals. (See Subsection 3.107.) (ZC 99-43; Ordinance No. 99-9-39)

Term	Definition
Antenna Support Structure	The transmitting or receiving system, its supporting structures and any appurtenances mounted thereon, including a free-standing structure built specifically to support or act as an antenna or a structure mounted on some other manmade object such as a building or bridge. (See Subsection 3.107.) (ZC 99-43; Ordinance No. 99-9-39)
Antique Shop (Inside Sales)	A retail establishment engaged in the selling of works of art, furniture, or other artifacts of an earlier period, with all sales and storage occurring inside a building.
Apartment	A room or suite of rooms in a multifamily dwelling or apartment house arranged, designed, or occupied as a place of residence by a single-family, individual, or group of individuals.
Apartment House	Same as Dwelling, Multifamily.
Arcade	An establishment with six or more player-operated skill or amusement machines, or a combination of six or more such machines and/or connected control panels that provide access to the machines. (ZC 96-29; Ordinance No. 96-11-29)
Artisan's Workshop	An establishment, not exceeding 3,000 square feet of floor area, for the preparation, display, and sale of individually-crafted artwork, jewelry, furniture, sculpture, pottery, leather craft, hand-woven articles, and related items. (Ordinance No. 93-8-13)
Asphalt or Concrete Batching Plant (Permanent)	See Concrete or Asphalt Batching Plant (Permanent).
Asphalt or Concrete Batching Plant (Temporary)	See Concrete or Asphalt Batching Plant (Temporary).
Assembly Hall	A building or portion of a building in which facilities are provided for civic, educational, political, religious, or social purposes. (ZC 97-80, Ordinance No. 98-2-17)
Assisted Living Facility	A development designed and staffed to provide housing for residents who require some type of support for daily living, such as assistance for bathing, dressing, medication, meal preparation, or other functions. In addition to housing, this type of facility may also provide convenience services, such as meals, housekeeping, transportation, and community facilities, such as central dining rooms and activity rooms. (ZC 2000-83; Ordinance No. 2000-11-30)
Automobile Leasing and Renting	Storage, leasing, or renting of automobiles, motorcycles, and light load vehicles.
Automobile Parts Sales (Inside)	The use of any building or other premise for the display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles.
Automobile Parts Sales (Outside)	The use of any land area for the display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles.
Automobile Storage	The storage, on a lot or tract, of operable automobiles for the purpose of holding such vehicles for sale, distribution, or storage.

Term	Definition
Automobile	A four-wheeled, self-propelled vehicle designed for passenger transportation and commonly propelled by an internal combustion engine.
Automobile Parking Lot/ Garage	An area or structure where a fee is charged for parking motor vehicles and which serves as the primary use on the lot. (ZC 96-29; Ordinance No. 96-11-29)
Automobile Repair - Major	General repair or reconditioning of engines, air-conditioning systems, and transmissions for motor vehicles; wrecker service; collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust proofing; and other similar uses. (ZC 96-29; Ordinance No. 96-11-29)
Automobile Repair - Minor/ Service Station	An establishment used for the retail dispensing or sales of automobile fuels, lubricants, and automobile accessories; the minor repair or replacement of parts and performing state inspections and making minor repairs necessary to pass said inspection. Uses listed under Automobile Repair - Major or any other similar uses are not included. Vehicles, which are inoperative or are being repaired, may not remain parked outside for a period greater than seven days. (ZC 96-29; Ordinance 96-11-29)
Bank, Savings and Loan, or Credit Union	An establishment for the custody, loan, exchange, or issue of money, the extension of credit, and/or facilitating the transmission of funds.
Basement	A building story which is partly underground. A basement shall be counted as a story in computing building height if at least one half of its height is above the average level of the adjoining ground prior to berming, using measurements taken at each corner of the building which meets the ground.
Bed and Breakfast Inn	An owner (or operator) occupied residence with up to five bedrooms available for overnight guests. A Bed and Breakfast Inn may provide for guest stays up to 14 consecutive days; however, it shall not offer weekly rental rates. Kitchen and dining facilities may be included to provide meals for guests only; however, no food preparation shall be permitted in guest bedrooms. A Bed and Breakfast Inn shall not include restaurants, banquet facilities, or similar services. (Ordinance No. 93-8-13)
Block	An area enclosed by streets and occupied by or intended for buildings.
Board	The zoning Board of Adjustment as established in Article 6.
Boarding/Rooming House	A residence structure other than a hotel where lodging and/or meals for four or more persons are provided for compensation.
Body Piercing	The creation of an opening in an individual's body, other than in an individual's ear lobe, to insert jewelry or other decoration. (ZC 2001-19; Ordinance No. 2001-11-25)
Bottling Works	A manufacturing facility designed to place a product into a bottle for distribution.

Term	Definition
Bowling Alley	An establishment engaging in providing facilities for bowling.
Building	Any structure built for the support, shelter, and enclosure of persons, animals, chattels, or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.
Building Line	A line parallel or approximately parallel to the front lot line at a specific distance there from, marking the minimum distance from the front lot line that a building may be erected.
Building Material Sales	An establishment for the sale of materials customarily used in the construction of buildings and other structures, including facilities for storage outside a building. Refer to Section 3-900 for screening requirements for open storage. (ZC 96-29; Ordinance No. 96-11-29)
Building Official	Chief Building Official for the City of Plano or his designee.
Bus/Truck Leasing	See Truck/Bus Leasing.
Bus/Truck Repair	See Truck/Bus Repair.
Business Service	This group includes establishments primarily engaged in providing services not elsewhere classified to business enterprises on a fee contract basis including, but not limited to, advertising agencies, computer programming and software services, and office equipment sales, rental, leasing, or repair. (ZC 98-69; Ordinance No. 98-10-10)
Cabinet and Upholstering Shop	An establishment for the production, display, and sale of furniture and soft coverings for furniture.
Cafeteria/Restaurant	See Restaurant/Cafeteria.
Caliper	The diameter of a tree trunk measured in inches at a point 12 inches above the ground.
Caretaker's/Guard's Residence	A residence located on a premises with a main nonresidential use and occupied only by a caretaker or guard employed on the premises.
Carport	A structure open on a minimum of three sides designed or used to shelter vehicles. (See Subsection 3.203, Carports.)
Car Wash	Structure used to wash motorcycles, automobiles, and light load vehicles.
Cemetery	Property used for the interring of the dead.
Certificate of Occupancy	An official certificate issued by the city through the Building Official which indicates conformance with or approved conditional waiver from the zoning regulations and authorizes legal use of the premises for which it is issued; may be referred to as an Occupancy Permit. (ZC 95-08; Ordinance No. 95-5-25)
Church and Rectory	A building for regular assembly for religious worship which is used primarily for such purpose and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns, or rabbis on the premises.

Term	Definition
City Council	The governing body of the City of Plano, Texas.
Civic Center	A building or complex of buildings that house municipal offices and services, and which may include cultural, recreational, athletic, convention, or entertainment facilities owned and/or operated by a governmental agency.
Cleaning - Small Plant/Shop	A custom cleaning shop or pick-up station not exceeding 5,000 square feet of floor area including, but not limited to, dry cleaning plants having no more than 5,000 square feet of floor area.
Climbing Guard	Equipment or shields specifically designed to prevent a person from climbing an antenna support structure. (ZC 98-92; Ordinance No. 98-11-45)
Clinic	A group of offices for one or more physicians, surgeons or dentists to treat sick or injured out-patients who do not remain overnight.
College/University	An institution established for educational purposes offering courses for study beyond the secondary education level but excluding trade schools and commercial schools.
Commercial Amusement (Indoor)	An enterprise such as a recreation club, organization, or bingo parlor that provides activities, services, and instruction for entertainment, or arcades. Uses or combinations would typically include bowling alleys, ice or roller skating rinks, bingo parlors, and/or practice areas. (ZC 96-29; Ordinance No. 96-11-29)
Commercial Amusement (Outdoor)	An outdoor area or structure, open to the public, which provides entertainment or amusement for a fee or admission charge including, but not limited to, batting cages, miniature golf, go-kart tracks, and carnivals.
Commercial/Trade Schools	See Trade/Commercial Schools.
Commercial Antenna	Any antenna system that provides, directly or indirectly for a fee, telecommunications services to the public or to such classes of users as to be effectively available directly to the public, regardless of the facilities used. (ZC 98-92; Ordinance No. 98-11-45)
Communications Operations (Amateur)	The transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals for private or personal use and not for the purpose of operating a business and/or for financial gain. (See Subsection 3.107.) (Ordinance No. 95-9-38)
Communications Operations (Commercial)	The transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or for financial gain. (See Subsection 3.107.) (Ordinance No. 95-9-38)
Community Center	A building or complex of buildings that house cultural, recreational, athletic, or entertainment facilities owned and/or operated by a governmental agency or private non-profit agency.
Concrete/Asphalt Batching Plant (Permanent)	A permanent manufacturing facility for the production of concrete or asphalt.

Term	Definition
Concrete/Asphalt Batching Plant (Temporary)	A temporary manufacturing facility for the production of concrete or asphalt during construction of a project and to be removed when the project is completed.
Construction Yard (Temporary)	A storage yard or assembly yard for building materials and equipment directly related to a construction project and subject to removal at completion of construction. (See Subsection 3.103.)
Continuing Care Facility	A development providing housing/accommodations and services along the continuum of an elderly persons needs, including independent living, assisted living, and/or long-term care facilities. (ZC 2000-83; Ordinance No. 2000-11-30)
Contract Construction	Establishments engaged in providing services including, but not limited to, plumbing, heating, and air conditioning on a fee or contract basis.
Convenience Store	A retail establishment of 5,000 square feet or less of floor area that sells food and other consumable and non-consumable products for off-premise use or consumption. Convenience stores may include the dispensing or sales of automobile fuels, lubricants, and accessories, but shall not include automobile repair or the sale of replacement parts. (ZC 98-69; Ordinance No. 98-10-10)
Country Club (Private)	A land area and buildings which may include a golf course, clubhouse, dining room, swimming pool, tennis courts, and similar recreational or service uses available only to members and their guests.
Court	An open, unoccupied space, bounded on more than two sides by the walls of a building. An inner court is entirely surrounded by the exterior walls of a building. An outer court has one side open to a street, alley, yard, or other permanent open space.
Dance/Gymnastic Studio	See Gymnastic/Dance Studio.
Dance Hall	An establishment open to the general public for entertainment, in particular, dancing.
Day Care Center	A facility providing care, training, education, custody, treatment, or supervision for 13 or more children for less than 24 hours per day. The term “day care center” shall not include overnight lodging, medical treatment, counseling, or rehabilitative services and does not apply to any school. (See Subsection 3.102.) (Ordinance No. 93-10-32)

Term	Definition
Day Care (In-home)	Allowed as a home occupation (refer to Subsection 3.110) in the caretaker's residence under these three options. (Ordinance No. 94-1-19)
	Provides care for less than 24 hours a day to no more than 6 children under the age of 14, plus no more than 6 additional elementary school-age children (age 5 to 13). The total number of children (counting the caretaker's own children) is no more than 12 at any time. Registration with the Texas Department of Protective and Regulatory Services is required, unless exempted by State law.
	Provides care for less than 24 hours a day for 7 to 12 children (including the caretaker's and staff's children) under the age of 14. A license from the Texas Department of Protective and Regulatory Services is required. Care provided to 9 or more children that does not comply with Option 1 requires a specific use permit.
	All group day care homes which were licensed by the State of Texas or had a license application pending on or before October 25, 1993, are considered to be a legal use in residential districts and will not require specific use permit approval as long as a valid license is maintained for the operation in its original location and it provides care for less than 24 hours a day for no more than 12 children (including the caretaker's and staff's children) under the age of 14.
Decibel	See Performance Standard Terms.
Department or Variety Store	Same as General Merchandise Store.
Distribution/Warehouse Center	See Warehouse/Distribution Center.
District	A section of the city of Plano for which the regulations governing the area, height, or use of the land and buildings are uniform.
Drip Line	A vertical line running through the outermost portion of the crown of a tree and extending to the ground.
Drive-in Service	Facilities designed so that patrons customarily park on the premises and obtain services or goods brought out of the building to them by an employee of the business, without leaving their cars.
Dry Cleaning Plant	An industrial facility where fabrics are cleaned with substantially nonaqueous organic solvents.
Duplex	Same as Two-Family Dwelling.
Dwelling - Single-family	A building having accommodations for and occupied by not more than one family.
Dwelling - Two-Family	A detached building having separate accommodations for and occupied by not more than two families.
Dwelling - Multifamily	Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or residence of three or more families.

Term	Definition
Dwelling Unit	A building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters of a family and including facilities for food preparation, sleeping, and sanitation.
Easement	A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.
Electrical Substation	A subsidiary station in which electric current is transformed.
Engine/Motor Repair	The adjustment, reconditioning, or restoration to working order of engines and motors.
Exhibition Area	An area or space either outside or within a building for the display of topic-specific goods or information.
Exterior Sales	The sale or display of merchandise within a designed area outside of a building, including greenhouses designed with a fabric, membrane, glass, or plastic roof structure and used exclusively for the sale or storage of plants. (ZC 92-55; Ordinance No. 92-9-1)
Fairgrounds	An area where outdoor fairs, circuses, or exhibitions are held.
Farm, Ranch, Garden, or Orchard	An area of five acres or more which is used for growing usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.
Farmer's Market	The retail sale of farm produce by individual vendors within a covered lease space, for the primary purpose of selling fruits, vegetables, herbs, spices, edible seeds, nuts, live plants, flowers, and honey. Sale of any type of meat, fish or poultry, eggs, refrigerated dairy products, and home canned or packaged items shall be prohibited. (See Subsection 3.109.)
Feed Store	An establishment for the selling of corn, grain, and other food stuffs for animals and livestock, and including other implements and goods related to agricultural processes, but not including farm machinery.
Field Office	A building or structure, of either permanent or temporary construction, used in connection with a development or construction project for display purposes or for housing temporary supervisory or administrative functions related to development, construction, or the sale of real estate properties within the active development or construction project.
Fire Station/Public Safety Building	A building housing fire apparatus and usually firefighters, or a building housing a law enforcement agency of a unit of local government.
Fitness/Health Center	See Health/Fitness Center.

Term	Definition
Flea Market	A site where space inside or outside a building is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, artwork, small household appliances, and similar merchandise, objects, or equipment in small quantities. The term, flea market, shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments.
Floodplain	An area of land subject to inundation by a 100-year frequency flood, as shown on the floodplain map of the City of Plano.
Floor Area	The total square feet of floor space within the outside dimensions of a building including each floor level, but excluding carports, residential garages, and breezeways.
Floor Area Ratio (FAR)	The floor area of a main building or buildings on a lot, divided by the lot area. (See Appendix Illustration 11.)
Florist Shop	An establishment for the display and retail sale of flowers, small plants, and accessories.
Food Store/Grocery Store	A retail establishment that displays or sells food and other consumable and non-consumable products intended primarily for off-premise use or consumption. (ZC 96-29a; Ordinance No. 96-12-11)
Fraternal Organization, Lodge, or Civic Club	An organized group having a restricted membership and specific purpose related to the welfare of the members such as Elks, Masons, Knights of Columbus, or a labor union.
Frequency	See Performance Standard Terms.
Funeral/Mortuary Parlor	See Mortuary/Funeral Parlor.
Furniture, Home Furnishings, and Equipment Stores	This group includes retail stores selling goods used for furnishing the home including, but not limited to, furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances.
Garden Center	A retail business for the display and/or sale of trees, shrubs, flowers, ornamental plants, seeds, garden and lawn supplies, and other materials used in indoor and outdoor planting. (See Section 3.900.) (ZC 92-55; Ordinance No. 92-9-1)
General Commercial Plant	Establishments other than personal service shops for the treatment and/or processing of products as a service on a for-profit basis including, but not limited to, newspaper printing, laundry plant, or cleaning and dying plant.
General Manufacturing	Manufacturing of finished products and component products or parts, from the transportation, treatment or processing of materials or substances, including basic industrial processing. Such operations must meet the performance standards, bulk controls, and other requirements in this ordinance.

Term	Definition
General Merchandise Stores	This major group includes retail stores which sell a number of lines of merchandise including, but not limited to, dry goods, apparel and accessories, furniture and home furnishings, small wares, hardware, and food. The stores included in this group are known as department stores, variety stores, general merchandise stores, general stores, etc.
Golf Course	An area of 20 acres or more improved with trees, greens, fairways, hazards, and which may include clubhouses.
Grocery/Food Store	See Food/Grocery Store.
Gross Leaseable Area	The floor area of a regional mall greater than 1,000,000 square feet in size, excluding atriums, malls, other public spaces, and areas for support activities. The gross lease able area is determined by subtracting 35% from the gross floor area of the mall itself and 15% from the gross floor area of the anchor stores. (ZC 98-100; Ordinance No. 99-1-8)
Ground Mounted	An antenna or antenna support structure fixed directly into the ground. (ZC 98-92; Ordinance No. 98-11-45)
Guard's/Caretaker's Residence	See Caretaker's/Guard's Residence.
Gymnastic/Dance Studio	A building or portion of a building used as a place of work for a gymnast or dancer or for instructional classes in gymnastics or dance.
Hardware	Hardware and supplies customarily used for home repair and maintenance but not including building construction materials such as lumber and drywall. (Ordinance No. 96-4-25)
Health/Fitness Center	A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks. (ZC 96-29; Ordinance No. 96-11-29)
Heavy Load Vehicle	A self-propelled vehicle having a Manufacturer's Recommended Gross Vehicle Weight (GVW) of greater than 11,000 pounds, such as large recreation vehicles, tractor-trailers, buses, vans, and other similar vehicles. The term "truck" shall be construed to mean "Heavy Load Vehicle" unless specifically stated otherwise.
Heavy Machinery Sales and Storage	A building or open area, other than a right-of-way or public parking area, used for the display, sale, rental, and storage of heavy machinery, either machines in general or as a functioning unit. Heavy machinery includes but is not limited to tractors, farm machinery, bulldozers, street graders, and paving devices. (ZC 98-69; Ordinances No. 98-10-10)

Term	Definition
Height	The vertical distance of a building measured from the average grade as measured at the corners of the building prior to berming to (1) the highest point of the roof's surface if a flat surface, (2) the deck line of mansard roofs or (3) the highest point of the ridge for hip and gable roofs and, in any event, including chimneys, cooling towers, elevator bulkheads, tanks, water towers, radio towers, antennas, ornamental cupolas, domes or spires, and parapet walls. (See Section 3.800.)
Heliport	An area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for heliport buildings and other heliport facilities. (See Subsection 3.106.)
Helistop	The same as a heliport, except that no refueling, maintenance, repairs, or storage of helicopters is permitted. (See Subsection 3.106.)
Home Occupations	Any activity carried out for gain by a resident which results in the manufacture or provision of goods and/or services and is conducted as an accessory use in a dwelling unit. (See Subsection 3.110.)
Homebuilder Marketing Center	A building or structure of either permanent or temporary construction used in connection with a development or construction project for display purposes or for housing temporary supervisory or administrative functions related to development, construction or the sale of real estate properties within the active development and/or other identified subdivision(s) or construction project. (ZC 92-99; Ordinance No. 93-5-25)
Hospital	An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, or training facilities as licensed by the State of Texas.
Hotel/Motel	See Motel/Hotel.
Household Appliance Service and Repair	The maintenance and rehabilitation of appliances customarily used in the home including, but not limited to, washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances, vacuum cleaners, and hairdryers.
Household Care Facility	A dwelling unit which provides residence and care to not more than nine persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, abused, or neglected children; victims of domestic violence; or rendered temporarily homeless due to fire, natural disaster, or financial setbacks, living together with not more than two supervisory personnel as a single housekeeping unit. This definition is subject to Personal Care Facility Licensing Act (Texas Health and Safety Code, Section 247.001 et seq.) and Community Homes for Disabled Persons Location Act (Texas Human Resources Code, Section 123.001 et seq.) as they presently exist or may be amended in the future. (ZC 97-62; Ordinance No. 97-11-22)

Term	Definition
Household Care Institution	A facility which provides residence and care to ten or more persons regardless of legal relationship who are elderly; disabled; orphaned, abandoned, abused, or neglected children; victims of domestic violence; convalescing from illness; or temporarily homeless due to fire, natural disaster, or financial setback together with supervisory personnel.
Housekeeping Unit	A dwelling unit organized as a single entity in which members share common kitchen facilities and have access to all parts of the dwelling.
Housing Development	Any development involving the provision of housing as primary land use and the inclusion of secondary facilities, such as streets and sidewalks.
Independent Living Facility	A development providing dwelling units specifically designed for the needs of elderly persons. In addition to housing, this type of facility may provide convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms. (ZC 2000-83; Ordinance No. 2000-11-30)
Indoor Gun Range	Any indoor facility open to the public and occupying all or a portion of a building where firearms are discharged for testing or recreation purposes. (Ordinance No. 93-9-29)
Industrial - Light	Industrial uses which meet the performance standards, bulk controls, and other requirements established in this ordinance.
Industrial Park	A large tract of land that has been planned, developed, and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics, and compatibility.
Kennels (Indoor Pens)	An establishment with indoor pens in which more than six dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained, or sold for commercial purposes.
Kennels (Outdoor Pens)	An establishment with outdoor pens in which more then six dogs or domesticated animals more than one year old are housed, groomed, bred, boarded, trained, or sold for commercial purposes.
Kiosk	A small, free-standing, one-story structure having a maximum floor area of 350 square feet and used for commercial purposes or the posting of temporary information and/or posters, notices, and announcements. If a kiosk is to be occupied, it shall have a minimum floor area of 25 square feet. (See Subsection 3.202.)
Kitchen - Accessory	A second kitchen in a single-family residence, the use of which is subordinate and incidental to the common living activities of the household. An accessory kitchen is permitted in the main building, servants' quarters located in the main building, and pool cabanas. (ZC 2000-84; Ordinance No. 2001-1-15)
Laundromat	A facility where patrons wash, dry, or dry clean clothing and other fabrics in machines operated by the patron.

Term	Definition
Licensed Massage Therapy	A health care service practiced by a licensed massage therapist, as defined by state law. "Massage therapy" means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub, shower, or cabinet baths. Equivalent terms for massage therapy are massage, therapeutic massage, massage technology, myotherapy, or any derivation of those terms. The terms "therapy" and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.
Light Load Vehicle	A self-propelled vehicle having no more than two axles such as a pick-up truck or van but excluding recreation vehicles and vehicles designed for commercial hauling or for the moving of home furnishings and similar articles. (ZC 96-29; Ordinance No. 96-11-29)
Limited Assembly and Manufacturing	The assembly and manufacturing of finished products or parts from previously prepared materials and parts. Fabrication may be used in limited form to shape or define the final product, but shall not comprise the primary activity of such operations. Basic industrial processing which transforms materials, particularly raw materials, into a new substance, compound or product is not permitted. Such operations shall meet the performance standards, bulk controls and other requirements of this ordinance. Excluded uses include, but are not limited to, meat packing, chemical and petroleum processing and manufacturing, and foundries. (ZC 2000-36; Ordinance No. 2000-6-26)
Loading Space	An off-street space or berth and/or an associated building opening used for the loading or unloading of vehicles including railroad cars. (ZC 2002-48; Ordinance No. 2002-10-41)
Long-term Care Facility	A development providing in-patient health care, personal care, or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled due to injury or disease. (ZC 2000-83; Ordinance No. 2000-11-30)
Lot	Land occupied or to be occupied by a building and its accessory building including such open spaces as are required under this ordinance and having a minimum frontage of 12 feet upon a public street or officially approved place.
Lot Area	The net horizontal area of the lot excluding portions of streets and alleys and easements for streets and alleys.
Lot - Corner	A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees.
Lot - Coverage	The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot.

Term	Definition
Lot Depth	The horizontal distance measured perpendicularly between two points on the front lot line and two points on the rear lot line which creates an area that meets the zoning district's minimum width and depth requirements. Lot depth shall not include easements which impair the use of the lot surface as a yard. (See Appendix Illustration 2.)
Lot - Flag or Panhandle	A lot having access to a street by means of a parcel of land having a depth greater than its frontage and having a width less than the minimum required lot width but not less than 12 feet.
Lot - Interior	A lot other than a corner lot.
Lot Line - Front	The narrower side of the lot abutting a street. Where two lot lines abutting streets are of equal length, the owner shall have a choice in designating which shall be the lot frontage. For a lot which has a boundary line which does not abut the front street line, is not a rear lot line, and lies along the same general directional orientation as the front and rear lot lines, said line shall be considered a front lot line in establishing minimum setback lines. (See Appendix Illustration 1.)
Lot Line - Rear	The lot line farthest from and most parallel to the front lot line. For triangular lots, the point opposite the front lot line shall be considered the rear lot line and have a value of zero. (See Appendix Illustration 1.)
Lot Line - Side	Any lot line not the front or rear lot line. (See Appendix Illustration 1.)
Lot Lines	The lines bounding a lot as defined herein.
Lot of Record	A lot, which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of Collin County or Denton County.
Lot - Through	A residential lot other than a corner lot abutting more than one street and having access to more than one street. Through lots are prohibited by this ordinance.
Lot Width	The horizontal distance measured between side lot lines parallel to the front lot line and measured from the point on the building line which is closest to the front lot line. (See Appendix Illustration 3.)
Main Building	The building or buildings on a lot which are occupied by the primary use.
Mast	A pole of wood or metal, or a tower fabricated of metal, used to support an amateur radio antenna and maintain it at the proper elevation. (ZC 98-92; Ordinance No. 98-11-45)
Mausoleum	Property used for the interring of the dead where bodies are interred above ground in stacked vaults.
Medical Office	An establishment dispensing health services, including medical, surgical, dental, and other services.

Term	Definition
Microwave Reflector/ Antenna	An apparatus constructed of solid, mesh, or perforated materials of any configuration that is used to receive and/or transmit microwave signals from a terrestrial or orbital located transmitter or transmitter relay. This definition is meant to include, but is not limited to, what are commonly referred to as satellite receive only earth stations (T.V.R.O.S.) or satellite dishes. (See Subsection 3.107.) (Ordinance No. 95-9-38)
Mini-Warehouse/Public Storage	A building(s) containing separate, individual, self-storage units of 500 square feet or less for rent or lease. The conduct of sales, business, or any activity other than storage shall be prohibited within any individual storage unit. (ZC 96-29; Ordinance No. 96-11-29)
Miscellaneous Retail Stores	Establishments engaged in the retail sale of specialized lines of merchandise not elsewhere classified including, but not limited to, drug, liquor, apparel and accessories, handcraft, and pastries.
Mobile Home	A dwelling designed to be transported on its own chassis on the highway in one or more sections by a prime mover and which is constructed with a base section so as to be independently self-supporting and not requiring a permanent foundation for year-round living.
Mobile Home/Trailer Display and Sales	See Trailer/Mobile Home Display and Sales.
Mobile Home/Trailer Park	An area of not less than ten acres or more than 25 acres approved for occupancy by mobile homes and accessory structures related thereto.
Model Home	A single-family or duplex residential structure temporarily used for the display, sales, and/or oversight of the construction of new residences within the subdivision or development in which the residential structure is located.
Monopole	A self-supporting, tubular-shaped antenna support structure which consists of a single vertical pole fixed into the ground and/or attached to a foundation. (ZC 98-92; Ordinance No. 98-11-45)
Mortuary/Funeral Parlor	A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.
Motel/Hotel	A building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing four or more room units where customary hotel services such as linen, maid service, telephone, and upkeep of furniture is provided. Restaurants shall be permitted as a secondary use within the building.
Motorcycle	A usually two-wheeled, self-propelled vehicle having one or two saddles or seats and which may have a sidecar attached. For purposes of this ordinance, motorbikes, motor scooters, mopeds, and similar vehicles are classified as motorcycles.

Term	Definition
Motorcycle Sales/Service	The display, sale, and servicing, including repair work, of motorcycles.
Motor/Engine Repair	See Engine/Motor Repair.
Motor Vehicle	Any vehicle designed to carry one or more persons, which is propelled or drawn by mechanical power, such as automobiles, trucks, motorcycles, and buses.
Multifamily Building	Same as Dwelling, Multifamily.
Multifamily Residence	Same as Dwelling, Multifamily.
New Car Dealer	Retail sales and/or leasing of new automobiles or light load vehicles, including, as a minor part of the business, the sales and/or leasing of used automobiles or light load vehicles. (ZC 96-29; Ordinance No. 96-11-29)
Nonconforming Use	A building, structure or use of land lawfully occupied at the time of the effective date of this ordinance or amendments thereto, and which does not conform to the use regulations of the district in which it is situated.
Nursery	An establishment for the cultivation and propagation, display, storage and sale (retail and wholesale) of large plants, shrubs, trees and other materials used in indoor or outdoor plantings; and the contracting for installation and/or maintenance of landscape material as an accessory use. (ZC 96-50; Ordinance No. 96-9-36)
Occupancy	The use or intended use of the land or buildings by proprietors or tenants.
Octave Band	See Performance Standard Terms.
Odor Threshold	See Performance Standard Terms.
Office - Professional/General Administrative	A room or group of rooms used for the provision of executive, management, or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations, and associations; but excluding medical offices.
Office Center	A building or complex of buildings used primarily for conducting the affairs of a business, profession, service, industry, or government, or like activity, that may include ancillary services for office workers such as a restaurant, coffee shop, newspaper, or candy stand.
Office - Showroom/ Warehouse	An establishment that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted. Warehousing facilities shall be incidental to the primary use and shall not exceed 50% of the total floor area. This designation does not include contract construction or contractor's shop and storage yard. (Ordinance No. 96-4-25)

Term	Definition
Open Space	Area included in any side, rear, or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projections of cornices, eaves, or porches. (See Usable Open Space.)
Open Storage and Outside Display	The outside storage or exhibition of goods, materials, merchandise, or equipment on a lot or tract. (ZC 97-65; Ordinance No. 99-9-18)
Paint Shop	An establishment where painting services are performed.
Park/Playground	A recreation facility, recreation center, or park owned or operated by a public agency such as a city or school district and available to the general public.
Parking Garage	A structure designed specifically for the enclosed parking of motorized vehicles.
Parking Lot	An off-street, ground-level area, usually surfaced and improved, for the temporary storage of motor vehicles.
Parking Space	An all-weather surfaced area used for parking a vehicle, not on a public street or alley, together with an all-weather surfaced driveway connecting the area with a street, permitting free ingress and egress without encroachment on the street.
Particulate Matter	See Performance Standard Terms.
Patio Home	A single-family dwelling on a separate lot with open space setbacks only on three sides, commonly developed in a cluster configuration.
Pawn Shop	An establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker).
Performance Standard Terms	Decibel - A unit of measurement of sound pressure.
	Frequency - The number of times per second a vibration or sound wave oscillates.
	Octave Band - A portion of the audible sound spectrum. An Octave Band analyzer divides the audible sound spectrum into eight Octave Bands.
	Odor Threshold - The concentration of odorous matter in the atmosphere necessary to be perceptible to the olfactory nerve of a normal person. Determination of the Odor Threshold is prescribed by A.S.T.M.D. 1391-57, "Standard Method for Measuring Odor in Atmosphere."
	Particulate Matter - Finely divided solid or liquid matter, other than water, which is released into the atmosphere.
	Smoke - The visible discharge of particulate matter from chimney, vent, exhaust, or combustion process.

Term	Definition
Performance Standard Terms Continued	Toxic and Noxious Matter - Any solid, liquid, or gaseous matter which is present in sufficient quantities to endanger health, safety, or comfort of persons in the vicinity or which may cause injury or damage to property.
	Vibration - A periodic displacement of the earth measured in inches.
Personal Service Shop	Establishments primarily engaged in providing services generally involved in the care of the person or his apparel including, but not limited to, barber and beauty shops, dry-cleaning and laundry pick-up stations, and weight loss salons/health clubs.
Pet Shop	A retail establishment offering small animals, fish, or birds for sale as pets and where all such creatures are housed within the building.
Planning & Zoning Commission	The agency appointed by the City Council as an advisory body to it and which is authorized to recommend changes in the zoning and other functions as delegated to it by the City Council.
Plat	A plan of a subdivision of land creating building lots or tracts and showing all essential dimensions and other information essential to comply with the subdivision standards of the City of Plano and subject to approval by the Planning & Zoning Commission and filed in the Plat Records of Collin and Denton Counties.
Playground/Park	See Park/Playground.
Plot	A single unit or parcel of land, or a parcel of land that can be identified and referenced to a recorded plat or map.
Portable Buildings Sales	An establishment which displays and sells structures which are capable of being carried and transported to another location, not including mobile homes.
Post Offices - Government and Private	Local branch of the U.S. Postal Service or private commercial venture engaged in the distribution of mail and incidental services.
Premises	Any parcel of real property together with all buildings or structures thereon.
Primary Use	Any use permitted by right or by specific use permit as it applies to a particular zoning district as specified in the "Schedule of Permitted Uses," Subsection 2.502. (ZC 96-29; Ordinance No. 96-11-29)
Principal Building	Same as Main Building.
Print Shop - Major	An establishment whose primary service is long-run printing including, but not limited to, book, magazine, and newspaper publishing. (ZC 2000-36; Ordinance No. 2000-6-26)
Print Shop - Minor	An establishment whose primary service is short-run printing to produce newsletters, flyers, resumes, maps, construction documents and plans, and similar items. (ZC 2000-36; Ordinance No. 2000-6-26)

Term	Definition
Private Club	An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of, that portion of Title 3, Chapter 32, Vernon's Texas Codes Annotated, Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs. (See Subsection 3.105.)
Private Garage	An accessory building housing vehicles owned and used by occupants of the main building.
Private Recreation Facility	A recreation facility operated for the exclusive use of private residents or neighborhood groups and their guests and not the general public.
Private Street	A private vehicular access way shared by and serving two or more lots, which is not dedicated to the public and is not publicly maintained. Private streets and alleys may be established only under the terms of the Subdivision Ordinance. The term "private street" shall be inclusive of alleys.
Private Utility (other than listed)	A non-public utility requiring special facilities in residential areas or on public property such as heating, cooling, or communications not customarily provided by the municipality or public utilities.
Public Building	Any building (except a building used primarily for general office purposes) which is owned, leased, primarily used and/or primarily occupied by the State of Texas, the United States, the City of Plano, or any subdivision or agency of the State of Texas, the United States, the City of Plano, or by any public or quasi-public utility.
Public Safety Building/Fire Station	See Fire Station/Public Safety Building.
Public Storage/Mini-Warehouse	See Mini-Warehouse/Public Storage.
Radio, Television, or Microwave Communications - Amateur	The transmission, retransmission, or reception of radio, electromagnetic, or microwave signals for private or personal use and not for the purpose of operating a business and/or for financial gain. (See Subsection 3.107.)
Radio, Television, or Microwave Communications Operations - Commercial	The transmission, retransmission, or reception of radio, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or for financial gain. (See Subsection 3.107.)
Railroad Spur Track	A railroad track extended from the lead track to serve an individual customer and which provides for the pick-up and delivery of materials used or produced on site. (ZC 98-69; Ordinance No. 98-10-10)
Railroad Team Track, Freight Depot, or Docks	A facility/place for the loading and unloading of materials on trains.
Railroad Track and Right-of-Way	The right-of-way and track used by a railroad but not including railroad stations, sidings, team tracks, loading facilities, dock yards, or maintenance areas.

Term	Definition
Recreation Center	A place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities.
Recreation Vehicle (RV)	A portable vehicle designed for temporary or short-term occupancy and primarily intended for travel, recreational, and vacation usage. Recreation vehicles include, but are not limited to, boats and other marine vehicles, travel and tent trailers, pickup campers and shells, motorized travel units (motor homes), converted buses, and similar vehicles used for temporary portable housing or recreational use. (ZC 95-53; Ordinance No. 95-12-18)
Recreation Vehicle Parking Lot/Garage	An area or structure designed for the short- or long-term parking of recreation vehicles for sale, distribution, or storage purposes. (ZC 95-53; Ordinance No. 95-12-18)
Rehabilitation Care Facility	A dwelling unit which provides residence and care to not more than nine persons regardless of legal relationship who have demonstrated a tendency towards alcoholism, drug abuse, mental illness, or antisocial or criminal conduct living together with not more than two supervisory personnel as a single housekeeping unit.
Rehabilitation Care Institution	A facility which provides residence and care to ten or more persons, regardless of legal relationship, who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct together with supervisory personnel.
Repair/Storage of Furniture and Appliances (Inside)	See Storage/Repair of Furniture and Appliances (Inside).
Repair/Storage of Furniture and Appliances (Outside)	See Storage/Repair of Furniture and Appliances (Outside).
Research and Development Center	An indoor facility that includes laboratories and experimental equipment for medical testing, prototype design and development, and product testing. (Ordinance No. 96-4-25)
Residence Hotels	A multi-dwelling, extended-stay lodging facility consisting of efficiency units or suites with a complete kitchen suitable for long-term occupancy. Customary hotel services such as linen, maid service, telephone, and upkeep of furniture shall be provided. Meeting rooms, club house and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined by this ordinance.
Residence	Same as a dwelling; also, when used with district, an area of residential regulations.
Residential District	District where the primary purpose is residential use.
Restaurant/Cafeteria	An establishment where food and drink are prepared and consumed primarily on the premises. Drive-up windows are permitted. (ZC 96-29; Ordinance No. 96-11-29)

Term	Definition
Restaurant - Drive-in	An eating establishment where primarily food or drink is served to customers in motor vehicles or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises.
Retail/Service (Incidental)	Retail or service use(s), as defined in the "Schedule of Permitted Uses," that is clearly incidental and supportive to the primary use(s). Said retail or service use(s) shall be operated for the benefit or convenience of the employees, visitors, or customers of the primary use(s). Such uses shall have no separate outside entrance and no signage visible from the outside. (ZC 96-29; Ordinance No. 96-11-29)
Retail Stores and Shops	An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.
Room	A building or portion of a building which is arranged, occupied, or intended to be occupied as living or sleeping quarters but not including toilet or cooking facilities.
Rooming/Boarding House	See Boarding/Rooming House.
Salvage or Reclamation of Products	The reclamation and storage of products or materials.
Sand, Gravel, Stone, or Petroleum Extraction	The process of extracting sand, gravel, stone, or petroleum from the earth.
School - Private, Primary, or Secondary	A school under the sponsorship of a private agency or corporation other than a public or religious agency, having a curriculum general equivalent to public elementary or secondary school.
School - Public or Parochial	A school under the sponsorship of a public or religious agency providing elementary or secondary curriculum but not including private trade or commercial schools.
Service - Retail	An establishment engaged in the selling and/or servicing of goods where a minimum of 80% of the floor area is devoted to service, repair or fabrication of such goods. The service area must not be accessible to the general public. Automotive uses and rental stores are specifically excluded.
Service/Retail (Incidental)	See Retail/Service (Incidental).
Service Yards of Governmental Agencies	An area for the servicing and storage of certain vehicles, mechanical items, or other property of a government agency.
Shopping Center	A group of primarily retail and service commercial establishments planned, constructed, and managed as a total entity with customer and employee parking provided onsite, provision for delivery of goods separated from customer access, and provision of aesthetically appropriate design and protection from the elements.
Shops, Office, and Storage Area - Public/Private Utility	The pole yard, maintenance yard, or administrative office of public or private utilities.

Term	Definition
Signs	Definitions relating to the regulation of signs can be found in Subsection 3.1602. (ZC 2000-73; Ordinance No. 2000-11-22)
Single-Family Attached	A dwelling that is part of a structure containing three or more dwellings, each designed and constructed for occupancy by one family, with each dwelling attached by a common wall to another with a minimum length of attachment of 20 feet, in which each dwelling is located on a separate platted lot (unless the dwelling is part of a planned residential development approved without separate platted lots); except that 20% of the total dwellings in a single-family attached project may be included in structures containing only two dwellings.
Single-Family Detached	A dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other separate lot or tract.
Small Engine Repair Shop	A shop for repair of lawnmowers, chainsaws, lawn equipment, and other machines with only one-cylinder engines. (ZC 96-29; Ordinance No. 96-11-29)
Smoke	See Performance Standard Terms.
Stable	A facility for boarding horses, renting horses to the public, or conducting riding lessons. A minimum of ten acres is required for this use.
Storage/Repair of Furniture and Appliances (Inside)	An establishment that repairs common household appliances and furniture items such as refrigerators, stoves, microwave ovens, televisions, stereos, radios, lamps, tables, chairs, desks, and sofas, and which may provide indoor storage space for items being repaired. (ZC 98-69; Ordinance No. 98-10-10)
Storage/Repair of Furniture and Appliances (Outside)	An establishment that repairs common household appliances and furniture items such as refrigerators, stoves, microwave ovens, televisions, stereos, radios, lamps, tables, chairs, desks, and sofas, and which may provide for outdoor storage space for items being repaired. (ZC 98-69; Ordinance No. 98-10-10)
Storage/Wholesale Warehouse	A building used primarily for the storage of goods and materials.
Story	The height between the successive floors of a building or from the top floor to the roof. (ZC 2001-49; Ordinance No. 2002-1-25)
Street	Any thoroughfare or public driveway, other than an alley and more than 22 feet in width, which has been dedicated or deeded to the public for public use.
Street Line	A boundary line between a lot, tract, or parcel of land and a contiguous street right-of-way. A street line is the same as a front property line or right-of-way line.
Structural Alterations	Any change in the supporting member of a building, such as a bearing wall, column, beams, or girders.

Term	Definition
Structure	A combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water.
Studio for Photographer, Musician, and/or Artist	A building or portion of a building as a place of work by a photographer, musician, and/or artist.
Studio for Radio and/or Television	A building or portion of a building used as a place for radio and/or television broadcasting.
Studio Residence	A residence which includes up to 50% of its total floor area as a work area for a photographer, artist, musician, architect, or similar occupation. The primary occupant of the work area must also be a permanent resident of the dwelling unit. All activities associated with the studio shall take place in the primary structure, as opposed to an accessory building or yard. (All stipulations in Subsection 3.110 applying to "home occupations," with exception of the 20% floor area limitation, shall apply to studio residences.)
Superstore	Any retail building for a single, primary tenant that exceeds 80,000 square feet in size. A superstore may contain multiple secondary tenants with interior access to the primary tenant space. A superstore may be freestanding or may be an in-line tenant in a larger center. The square footage of a superstore shall include all primary and ancillary uses with interior access to the primary tenant space including inventory storage, automotive repair, and open storage areas. (ZC 2000-48; Ordinance No. 2000-8-13)
Tattooing and Permanent (or Intradermal) Cosmetics	The practice of producing an indelible mark or figure on the human body by scarring or inserting pigment under the skin using needles, scalpels, or other related equipment. (ZC 2000-98, Ordinance No. 2001-2-18)
Telephone Line and Exchange	A line for the transmission of telephone signals and a central office in which telephone lines are connected to permit communication.
Telescopic/Crank Up Tower	An antenna support structure designed to be lowered and raised either manually or mechanically. (ZC 98-92; Ordinance No. 98-11-45)
Theater - Drive-in	An open lot with its appurtenant facilities devoted primarily to the showing of motion pictures or theatrical productions on a paid admission basis to patrons seated in automobiles.
Theater - Neighborhood	A building or part of a building devoted to the showing of motion pictures or for dramatic, musical, or live performances with a maximum of ten screens or stages and a combined seating capacity of 2,500 or less. (ZC 96-24; Ordinance No. 96-7-3)
Theater - Regional	A building or portion of a building used primarily for showing motion pictures or for dramatic, musical, or live performances having more than ten screens or stages or a combined seating capacity greater than 2,500. (ZC 96-24; Ordinance No. 96-7-3)
Tire Dealer (no open storage)	A retail establishment engaged in the selling and/or installing of tires for vehicles but without open storage.

Term	Definition
Tire Dealer (with open storage)	A retail establishment engaged in the selling and/or installing of tires for vehicles with open storage.
Tire Retreading and Capping	The process by which tires are treated with a new tread.
Tool Rental Shop	A building or a portion of a building used for the display and rental of tools and instruments.
Toxic and Noxious Matter	See Performance Standard Terms.
Tract	An area, parcel, site, piece of land, or property which is the subject of a zoning or development application.
Trade/Commercial Schools	Establishments, other than public or parochial schools, private primary or secondary schools, or colleges, offering training or instruction in a trade, art, or occupation.
Trailer/Mobile Home Display and Sales	The offering for sale, storage, or display of trailers or mobile homes on a parcel of land but excluding the use of such facilities as dwellings either on a temporary or permanent basis.
Trailer/Mobile Home Park	See Mobile Home/Trailer Park.
Trailer Rental	The display and offering for rent of trailers designed to be towed by light load vehicles.
Transfer Storage and Baggage Terminal	A facility for the storage of baggage and other items in transit.
Transit Center	Any premises for the loading and unloading of passengers and the temporary parking of transit vehicles between routes or during stop overs and excluding overnight parking and storage of transit vehicles. (ZC 96-29; Ordinance No. 96-11-29)
Transmission Lines/Utility Distribution	See Utility Distribution/Transmission Lines.
Transportation and Utility Structures/Facilities	Permanent facilities and structures operated by companies engaged in providing transportation and utility services including, but not limited to, railroad track rights-of-way, sewage pumping stations, telephone exchanges, transit station turnarounds, water reservoirs, and water pumping stations.
Transit Station/Turnaround	Passenger terminal or loading facilities for a privately or publicly-owned transit system.
Travel Trailer	A mobile vehicle designed and used as a temporary place of dwelling and of such size and design as to be subject to licensing for towing on the highway by a passenger motor vehicle or other prime mover, and not requiring a special permit for moving on the highways as contrasted to a mobile home.
Truck	A heavy load vehicle.
Truck/Bus Leasing	The rental of new or used panel trucks, vans, trailers, recreation vehicles, or motor-driven buses in operable condition and where no repair work is done.

Term	Definition
Truck/Bus Repair	An establishment providing major and minor automobile repair services to heavy load vehicles.
Truck Parking Lot	Area for parking heavy load vehicles.
Truck Sales (Heavy Truck)	The display, sale, or rental of new or used heavy load vehicles in operable condition.
Truck Terminal	An area and building where cargo is stored and where trucks, including tractors and trailer units, load and unload cargo on a regular basis. May include facilities for the temporary storage of loads prior to shipment.
Two-Family Residence	Same as Two-Family Dwelling.
University/College	See College/University.
Upholstering/Cabinet Shop	See Cabinet/Upholstering Shop.
Usable Open Space	An open area or recreational facility which is designed and intended to be used for outdoor living and/or recreation. An area of common usable open space shall have a slope not exceeding ten percent; shall have no dimension of less than 15 feet; and may include landscaping, walks, recreational facilities, water features, and decorative objects such as art work or fountains. Usable open space shall not include: rooftops; accessory buildings, except those portions of any building designed specifically for recreational purposes; parking areas; driveways; turnaround areas; or the rights-of-way or easements for streets or alleys.
Used Car Dealer	Retail sales and leasing of used automobiles or light load vehicles. (ZC 96-29; Ordinance No. 96-11-29)
Utility Distribution/ Transmission Lines	Facilities which serve to distribute and transmit electrical power, gas and water including, but not limited to, electrical transmission lines, gas transmission lines, and metering stations.
Veterinarian Clinic	An establishment, not including outside pens, where animals and pets are admitted for examination and medical treatment.
Vibration	See Performance Standard Terms.
Warehouse/Distribution Center	A building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale but excluding "Truck Terminal." (ZC 96-29; Ordinance No. 96-11-29)
Whip Antenna	An antenna consisting of a single, slender, rod-like element which is supported only at or near its base. (ZC 98-92; Ordinance No. 98-11-45)
Wholesale/Storage Warehouse	See Storage/Wholesale Warehouse.
Wire Antenna	A flexible filament, cable, or wire designed to function as an antenna. (ZC 98-92; Ordinance No. 98-11-45)

Term	Definition
Wrecking Yard	Any lot upon which two or more motor vehicles of any kind which are incapable of being operated due to condition or lack of license have been placed for the purpose of obtaining parts for recycling or resale.
Yard	An open space that lies between the principal or accessory building or buildings and the nearest lot line and which is unoccupied and unobstructed from the ground upward except as herein permitted.
Yard - Front	An open, unoccupied space on a lot facing a street extending across the front of the lot between the side lot lines and from the front building line to the front lot or street line.
Yard - Rear	An open, unoccupied space on a lot, except for accessory buildings as herein permitted, extending across the rear of a lot from one side lot line to the other side lot line. The rear yard shall be at the opposite end of the lot from the front yard.
Yard - Side	An open, unoccupied space or spaces on one or two sides of a main building and on the same lot with the building, extending from the building to a side line of the lot and extending through from the front yard to the rear yard.
Zoning Envelope	The three-dimensional space within which a structure is permitted to be built on a lot and which is defined by maximum height regulations and yard setbacks.
Zoning District Map	The official map upon which the boundaries of the various zoning districts are drawn and which is an integral part of the Zoning Ordinance.

Article 2. Zoning Districts and Uses

2.100 Establishment of Zoning Districts

For the purpose of this ordinance, the city of Plano is divided into the following zoning districts:

Base Zoning Districts	
Residential Zoning Districts	
A	Agricultural
ED	Estate Development
GR	General Residential
MF-1	Multifamily Residence-1
MF-2	Multifamily Residence-2
MF-3	Multifamily Residence-3
MH	Mobile Home
PH	Patio Home
SF-A	Single-Family Residence Attached
SF-6	Single-Family Residence-6
SF-7	Single-Family Residence-7
SF-9	Single-Family Residence-9
SF-20	Single-Family Residence-20
2F	Two-Family Residence (Duplex)
UR	Urban Residential
Nonresidential Zoning Districts	
BG	Downtown Business/Government
CB-1	Central Business-1
CC	Corridor Commercial
CE	Commercial Employment
LC	Light Commercial
LI-1	Light Industrial-1
LI-2	Light Industrial-2
O-1	Neighborhood Office
O-2	General Office
R	Retail
RC	Regional Commercial
RE	Regional Employment
RT	Research/Technology Center

2.200 Zoning Atlas

(Ordinance No. 95-1-21)

2.201 The boundaries of the zoning districts set out herein are delineated upon the Zoning Atlas of the City of Plano, said atlas being a part of this ordinance as fully as if the same were set forth herein in detail.

2.202 Two original, official, and identical copies of the Zoning Atlas shall be filed and maintained as follows:

(1) One copy shall be filed with the City Secretary and retained as the original record and shall not be changed in any manner.

(2) One copy shall be filed in the Planning Department and shall be maintained up to date by posting thereon all changes and amendments, using the latest reproduction techniques.

(3) Reproductions for information purposes may from time to time be made of the official Zoning Atlas.

2.203 Informational items, such as school and park locations, may be placed on the Zoning Atlas as deemed appropriate by the Director of Planning.

2.204 The district boundary lines shown on the Zoning Atlas are usually along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the official Zoning Atlas, the following rules shall apply:

(1) Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.

(2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

(3) Boundaries indicated as approximately following city limits shall be construed as following city limits.

(4) Boundaries indicated as following railroad lines shall be construed to be midway between the right-of-way lines.

(5) Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the centerlines of all bodies of water shall be construed to follow such centerlines, and in the event of change in the centerline shall be construed to move with such centerline.

(6) Boundaries indicated as parallel to or extensions of features indicated in 2.204.1.-5. shall be so construed. Distances not specifically indicated on the original zoning maps shall be determined by the scale of the map.

(7) Whenever any street, alley, or other public way is vacated by official action of the City Council or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley, or other public way shall be automatically extended to the centerline of such vacated street, alley, or other public way and all areas so involved shall then and henceforth be subject to all regulations of the extended districts.

(8) The zoning classification applied to a tract of land adjacent to a street shall extend to the centerline of the street, unless as a condition of zoning approval it is stated that the zoning classification shall not apply to the street.

(9) Where physical features on the ground are at variance with information shown on the official Zoning Atlas or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of 2.204.1.-8., the property shall be considered as classified A, Agricultural district, in the same manner as provided for newly annexed territory and the issuance of a building permit shall be in accordance with the provisions of Section 2.300.

2.300 Initial Zoning - Annexed Territory

2.301 All territory hereafter annexed to the city of Plano shall be initially classified as A, Agricultural district. The procedure for establishing zoning for an annexed territory shall conform to the procedure established by law for a change in zoning.

2.302 In an area classified upon annexation as A, Agricultural district, the following shall apply:

(1) All lots shall meet the development regulations of this ordinance as may be hereinafter specified.

(2) No person shall erect, construct, proceed, or continue with the erection or construction of any building or structure, or add to any building or structure, or cause the same to be done in any newly annexed territory to the city of Plano without first applying for and obtaining a Building Permit or Certificate of Occupancy therefore from the Building Official.

(3) No permit for the construction of a building or use of land shall be issued by the Building Official other than a permit which will allow the construction of a building permitted in the A, Agricultural district, unless and until such territory has been classified in a zoning district other than the A, Agricultural district, by the City Council in the manner provided by law.

2.400 Specific Use Permits

2.401 The City Council of the City of Plano, Texas, after a public hearing and proper notice to all parties affected and after recommendations by the Planning & Zoning Commission may authorize the issuance of specific use permits for the uses indicated by an "S" in Subsection 2.502, Schedule of Permitted Uses.

2.402 The purpose and intent of a specific use permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of a specific use permit application.

2.403 The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.

2.404 All specific use permits approved in accordance with the provisions of this ordinance in its original form or as hereafter amended shall be referenced on the Zoning Atlas.

2.500 Permitted Uses

2.501 Land and buildings in each of the zoning districts may be used for any of the following listed uses, but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered, or converted which is arranged or designed or used for other than those uses specified for the district in which it is located as set forth by the following schedule:

2.502 Schedule of Permitted Uses

(1) The following symbols are applicable to the interpretation of the Schedule of Permitted Uses.

Legend	
P	Designates use permitted in district indicated.
Blank	Designates use prohibited in district indicated.
S	Indicates use may be approved with a specific use permit. (See Section 2.400.)
R	Indicates use allowed in accordance with Residential Adjacency Standards. If also designated by an "S," use may be approved with a specific use permit in accordance with Residential Adjacency Standards.
Number	See numbered end notes.

(2) The Schedule of Permitted Uses is categorized by use as follows:

Use Category	Abbreviation
Accessory and Incidental Uses	Accessory & Incidental
Automobile and Related Uses	Auto & Related
Commercial, Manufacturing, and Industrial Uses	Comm., Mfg., & Ind.
Contract Construction Uses	Contr. Cons.
Educational, Institutional, Public, and Special Uses	Educ., Inst., Public & Special
Office and Professional Uses	Office & Prof.
Primary Residential Uses	Primary Res.
Retail Uses	Retail

Use Category	Abbreviation
Service Uses	Service
Transportation, Utility, and Communications Uses	Trans., Utility, & Comm.
Wholesale Uses	Wholesale

(3) The Schedule of Permitted Uses is as follows:

RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Accessory Building or Use (8)	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult Day Care Center	Service															
Airport/Heliport (4)	Educ., Inst., Public, & Special	S														
Animal Exhibition	Educ., Inst., Public, & Special															
Antenna	Trans., Utility, & Comm.	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	Trans., Utility, & Comm.	34	34	34	34	34	34	34	34	34	34	34	34	34	34	34
Antique Shop	Retail															
Arcade (12)	Service															
Artisan's Workshop	Service															
Asphalt/Concrete Batching Plant (Permanent)	Comm., Mfg., & Ind.															
Asphalt/Concrete Batching Plant (Temporary)	Comm., Mfg., & Ind.	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Assembly Hall (ZC 03-21, ZC 97-80)	Educ., Inst., Public, & Special															
Assisted Living Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special											P	P	P		
Automobile Parts Sales (Inside)	Auto & Related															
Automobile Parts Sales (Outside)	Auto & Related															
Automobile Leasing/Renting (ZC 99-46)	Auto & Related															
Automobile Parking Lot/ Garage	Auto & Related															
Automobile Repair - Major (ZC 96-29, ZC 99-46)	Auto & Related															
Automobile Repair - Minor/ Service Station (ZC 96-29, ZC 99-46, ZC 02-37)	Auto & Related															
Automobile Storage	Auto & Related															

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Bank, Savings and Loan, or Credit Union	Service															
Bed and Breakfast Inn	Service															P
Boarding/ Rooming House	Primary Res.															
Body Piercing (ZC 01-19)	Service															
Bottling Works	Wholesale															
Building Material Sales (ZC 96-29)	Retail															
Bus/Truck Leasing (ZC 99-46)	Auto & Related															
Bus/Truck Repair (ZC 99-46)	Auto & Related															
Business Service	Service															
Cabinet/ Upholstery Shop	Contr. Cons.															
Cafeteria/ Restaurant	Service															
Car Wash (ZC 99-46)	Auto & Related															
Caretaker's/ Guard's Residence	Accessory & Incidental	S	S	S	S	S	S	S	S	S	S	P	P	P	S	P

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Cemetery/ Mausoleum	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Church and Rectory (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Civic Center	Educ., Inst., Public, & Special															
Cleaning - Small Plant/Shop	Service															
Clinic	Office & Prof.															
College/ University (5)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S		S	S	S	S	
Commercial Amusement (Indoor)	Service															
Commercial Amusement (Outdoor) (ZC 97-51) (15)	Service															
Commercial/ Trade School	Educ., Inst., Public, & Special															

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily -2**	**MF-3 - Multifamily -3**	**GR - General Residential**	**UR - Urban Residential**
Community Center (ZC 98-101)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Concrete/Asphalt Batching Plant (Permanent)	Comm., Mfg., & Ind.															
Concrete/Asphalt Batching Plant (Temporary)	Comm., Mfg., & Ind.	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
Construction Yard (Temporary) (9)	Accessory & Incidental	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Continuing Care Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special											P	P	P		
Contract Construction (ZC 99-46)	Contr. Cons.															
Convenience Store (ZC 98-69, ZC 99-46)	Retail															
Country Club/ Golf Course (Private)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Dance Hall	Service															
Dance/ Gymnastics Studio	Service															
Day Care Center (ZC 93-45, ZC 96-32, ZC 01-51) (13)	Service	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Day Care (In-home) (16)	Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Distribution Center/ Warehouse (ZC 96-29)	Wholesale															
Dry Cleaning Plant	Service															
Electrical Power Generating Plant	Trans., Utility, & Comm.	S														
Electrical Substation	Trans., Utility, & Comm.	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Engine/Motor Repair	Comm., Mfg., & Ind.															
Exhibition/ Fairgrounds Area (ZC 99-46)	Service	S														
Fairgrounds/ Exhibition Area (ZC 99-46)	Service	S														
Farm, Ranch, Garden, or Orchard	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Farmer's Market	Retail															
Feed Store	Retail															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Field Office (9)	Accessory & Incidental	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Fire Station/ Public Safety Building	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fitness/Health Center (ZC 95-29)	Service															
Flea Market (Inside) (ZC 02-37)	Retail	S														
Flea Market (Outside)	Retail	S														
Florist Shop	Retail															
Food/Grocery Store (ZC 96-29a)	Retail															
Fraternal Organization, Lodge, or Civic Club	Educ., Inst., Public, & Special	S														
Funeral Parlor/ Mortuary (ZC 02-37)	Service															
Furniture, Home Furnishings, and Equipment Store	Retail															
Garden Center (ZC 99-46)	Retail															
General Commercial Plant	Comm., Mfg., & Ind.															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
General Manufacturing/ Industrial Use Complying with Performance Standards (ZC 02-51)	Comm., Mfg., & Ind.															
General Merchandise Store	Retail															
Golf Course/ Country Club (Private)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Grocery/Food Store (ZC 96-29a)	Retail															
Guard's/ Caretaker's Residence	Accessory & Incidental	S	S	S	S	S	S	S	S	S	S	P	P	P	S	P
Gymnastics/Dance Studio	Service															
Hardware	Retail															
Health/Fitness Center (ZC 96-29)	Service															
Heavy Machinery Sales and Storage	Retail															
Heliport/Airport (4)	Educ., Inst., Public, & Special	S														

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Helistop (4)	Educ., Inst., Public, & Special															
Home Occupation (11)	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Homebuilder Marketing Center (10)	Accessory & Incidental	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P
Hospital (5)	Educ., Inst., Public, & Special															
Hotel/Motel	Service															
Household Appliance Service and Repair	Service															
Household Care Facility (ZC 90-57, ZC 91-07)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S
Household Care Institution	Educ., Inst., Public, & Special											S	S	P	P	
Independent Living Facility (ZC 03-21, ZC 00-03)	Educ., Inst., Public, & Special											P	P	P		
Indoor Gun Range	Service															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Industrial Park	Comm., Mfg., & Ind.															
Industrial use which, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, vibration, or danger of fire, explosion, or radiation as may be determined by Health, Fire, or Building officials is presently or in the future likely to be a hazard or nuisance to adjacent property or the community-at-large.	Comm., Mfg., & Ind.															
Kennel (Outdoor Pens)	Service	P														
Kennel/ Veterinarian Clinic (Indoor Pens)	Service	S														
Laundromat	Service															
Licensed Massage Therapy	Service															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Limited Assembly and Manufacturing Use Complying with Performance Standards	Comm., Mfg., & Ind.															
Long-term Care Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special											P	P	P		
Mausoleum/ Cemetery	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Medical Office	Office & Prof.															
Mini-Warehouse/ Public Storage (ZC 96-29, ZC 01-51)	Wholesale															
Miscellaneous Retail Store	Retail															
Mobile Home/ Trailer Display and Sales	Service															
Mobile Home/ Trailer Park	Primary Res.										P					
Mortuary/Funeral Parlor (ZC 02-37)	Service															
Motel/Hotel	Service															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Motor/Engine Repair	Comm., Mfg., & Ind.															
Motorcycle Sales/Service (ZC 99-46)	Auto & Related															
Multifamily Residence (1)	Primary Res.											P	P	P		
New Car Dealer (ZC 99-46) (7)	Auto & Related															
Nursery (ZC 96-50)	Retail	S														
Office Center	Office & Prof.															
Office - Professional/ General Administrative	Office & Prof.															
Office - Showroom/ Warehouse	Wholesale															
Open Storage	Educ., Inst., Public, & Special															
Paint Shop	Retail															
Park/Playground	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pawn Shop (ZC 02-37)	Retail															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Personal Service Shop	Service															
Pet Shop	Retail															
Playground/Park	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Portable Building Sales (ZC 99-46)	Retail															
Post Office	Educ., Inst., Public, & Special															
Print Shop (Major) (ZC 02-48)	Service															
Print Shop (Minor)	Service															
Private Club (19)	Service															
Private Recreation Facility	Educ., Inst., Public, & Special	S	S	S	S	S	S	P	S	P	P	P	P	P	P	S
Private Street Development	Primary Res.		S	S	S	S	S	S		S						
Private Utility (other than listed)	Trans., Utility, & Comm.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Public Safety Building/Fire Station	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Public Storage/ Mini-Warehouse (ZC 96-29, ZC 01-51)	Wholesale															
Railroad Spur Track (ZC 98-69)	Trans., Utility, & Comm.															
Railroad Team Track, Freight Depot, or Dock	Trans., Utility, & Comm.															
Recreation Center	Educ., Inst., Public, & Special															
Recreation Vehicle Parking Lot/Garage (ZC 95-53, ZC 99-46)	Auto & Related															
Recreation Vehicle Sales and Service (New/Used) (ZC 95-53, ZC 99-46)	Auto & Related															
Rehabilitation Care Facility	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Rehabilitation Care Institution	Educ., Inst., Public, & Special															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Repair/Storage of Furniture and Appliances (Inside) (ZC 98-69)	Service															
Repair/Storage of Furniture and Appliances (Outside)	Service															
Research and Development Center	Office & Prof.															
Residence Hotel (ZC 95-23)	Service												S	S		
Restaurant/ Cafeteria	Service															
Restaurant - Drive-in (ZC 01-51)	Service															
Retail/Service (Incidental) (ZC 96-29)	Retail															
Retail Stores and Shops	Retail															
Rooming/ Boarding House	Primary Res.															
Salvage or Reclamation of Products	Comm., Mfg., & Ind.															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Sand, Gravel, Stone, or Petroleum Extraction	Comm., Mfg., & Ind.															
School - Primary or Secondary (Private) (5)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S		S	S	S	S	S
School - Primary or Secondary (Public or Parochial) (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Service/Retail (Incidental) (ZC 96-29)	Retail															
Service Yard of Governmental Agency	Trans., Utility, & Comm.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Sewage Treatment Plant	Trans., Utility, & Comm.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Shopping Center (ZC 02-37)	Retail															
Shops, Office, and Storage Area - Public/ Private Utility	Trans., Utility, & Comm.	S														

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Single-Family Residence (Attached) (ZC 02-37, ZC 02-47)	Primary Res.									P	P	P	P	P		
Single-Family Residence (Detached)	Primary Res.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Small Engine Repair Shop (ZC 99-46)	Service															
Stable	Educ., Inst., Public, & Special															
Storage/Repair of Furniture and Appliances (Inside) (ZC 98-69)	Service															
Storage/Repair of Furniture and Appliances (Outside)	Service															
Storage/Wholesale Warehouse	Wholesale															
Studio for Photographer, Musician, Artist, Radio, and/or TV	Service															
Studio Residence	Primary Res.															P

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Superstore (ZC 00-48)	Retail															
Tattooing and Permanent Cosmetics (ZC 00-98)	Service															
Theater - Drive-in (ZC 96-24, ZC 99-46)	Service															
Theater - Neighborhood (ZC 96-24)	Service															
Theater - Regional (ZC 96-24)	Service															
Tire Dealer (no open storage) (ZC 99-46)	Auto & Related															
Tire Dealer (with open storage) (ZC 96-29, ZC 99-46)	Auto & Related															
Tire Retreading/ Recapping	Auto & Related															
Tool Rental Shop	Service															
Trade/ Commercial School	Educ., Inst., Public, & Special															
Trailer/Mobile Home Display and Sales	Service															

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
Trailer/Mobile Home Park	Primary Res.										P					
Trailer Rental	Service															
Transfer Storage and Baggage Terminal	Comm., Mfg., & Ind.															
Transit Center (ZC 96-29)	Trans., Utility, & Comm.														P	
Transmission Line/Utility Distribution	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Transportation and Utility Structures/ Facility	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Truck/Bus Leasing (ZC 99-46)	Auto & Related															
Truck/Bus Repair (ZC 99-46)	Auto & Related															
Truck Parking Lot (ZC 99-46)	Auto & Related															
Truck Sales (Heavy Trucks) (ZC 99-46)	Auto & Related															
Truck Terminal (ZC 99-46)	Auto & Related															
Two-Family Residence	Primary Res.								P	P	P	P	P	P	P	

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RESIDENTIAL ZONING DISTRICTS																
Permitted Use	**Use Category**	**A - Agricultural**	**ED - Estate Development**	**SF-20 - Single-Family-20**	**SF-9 - Single-Family-9**	**SF-7 - Single-Family-7**	**SF-6 - Single-Family-6**	**PH - Patio Home**	**2F - Two-Family (Duplex)**	**SF-A - Single-Family Attached**	**MH - Mobile Home**	**MF-1 - Multifamily-1**	**MF-2 - Multifamily-2**	**MF-3 - Multifamily-3**	**GR - General Residential**	**UR - Urban Residential**
University/College (5)	Educ., Inst., Public, & Special	S	S	S	S	S	S	S	S	S		S	S	S	S	
Upholstery/Cabinet Shop	Contr. Cons.															
Used Car Dealer (ZC 99-46) (7)	Auto & Related															
Utility Distribution/ Transmission Line	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Veterinarian Clinic/Kennel (Indoor Pens)	Service	S														
Warehouse/ Distribution Center (ZC 96-29)	Wholesale															
Water Treatment Plant	Trans., Utility, & Comm.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Wholesale/Storage Warehouse	Wholesale															
Wrecking Yard	Auto & Related															

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Accessory Building or Use (8)	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult Day Care Center	Service	P	P	P	P	P	P	P	P	P			S	P
Airport/Heliport (4)	Educ., Inst., Public, & Special		S				6	6	S	S			S	S
Animal Exhibition	Educ., Inst., Public, & Special								S	S				
Antenna	Trans., Utility, & Comm.	34	34	34	34	34	34	34	34	34	34	34	34	34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	Trans., Utility, & Comm.	34	34	34	34	34	34	34	34	34	34	34	34	34
Antique Shop	Retail			P	P	P	P	P	P	P	*	P		P
Arcade (12)	Service		S	S	S	S	S	S	S		S	S		S
Artisan's Workshop	Service				P	P					*	P		P
Asphalt/Concrete Batching Plant (Temporary)	Comm., Mfg., & Ind.	36	36	36	36	36	36	36	36	36	36	36	36	36
Asphalt/Concrete Batching Plant (Permanent)	Comm., Mfg., & Ind.						S		S	S				

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Assembly Hall (ZC 03-21, ZC 97-80)	Educ., Inst., Public, & Special	S	S	P	P	P	P	P	P	P	P	P		P
Assisted Living Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special	P	P	P	P		P	P						S
Automobile Parts Sales (Inside)	Auto & Related			P		P		P	P	P		P		P
Automobile Parts Sales (Outside)	Auto & Related									S				
Automobile Leasing/ Renting (ZC 99-46)	Auto & Related			R 24		R	R	S R	R	R		S R	R 33	R
Automobile Parking Lot/ Garage	Auto & Related		P	P	P	P	P	P	P	P	P	P	31	P
Automobile Repair - Major (ZC 96-29, ZC 99-46)	Auto & Related					R 33	R 26 33	R 33	R 33	R 33				R 33
Automobile Repair - Minor/Service Station (ZC 96-29, ZC 99-46, ZC 02-37)	Auto & Related			R 33		R 33	R 25 33	R 33	R 33	R 33		R 33		R 33
Automobile Storage	Auto & Related					S		P	P	P				S

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Bank, Savings and Loan, or Credit Union	Service	S	P	P	P	P	P	P	P	P	P	P	P	P
Bed and Breakfast Inn	Service				P									
Boarding/Rooming House	Primary Res.		P		P	P								
Body Piercing (ZC 01-19)	Service	37	37	37		37	37	37	37	37	37	37	37	37
Bottling Works	Wholesale						P		P	P				
Building Material Sales (ZC 96-29)	Retail					P			P	P		S		P
Bus/Truck Leasing (ZC 99-46)	Auto & Related								R	R				R 27
Bus/Truck Repair (ZC 99-46)	Auto & Related								R	R				
Business Service	Service	P	P	P	P	P	P	P	P	P	P	P	P	P
Cabinet/Upholstery Shop	Contr. Cons.				P	P		P	P	P				P
Cafeteria/Restaurant	Service		S	P	P	S	P	P	P	P	*	P	*	P
Car Wash (ZC 99-46)	Auto & Related			R 33		R 33	R 33	R 33	R 33	R 33		R 33		R 33
Caretaker's/Guard's Residence	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P		P
Cemetery/Mausoleum	Educ., Inst., Public, & Special	S	S	S		S		S			S	S	S	S

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Church and Rectory (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Civic Center	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Cleaning - Small Plant/ Shop	Service			P	P	P	P	P	P	P	*	P	*	P
Clinic	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P
College/University (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial Amusement (Indoor)	Service		S	P	P	P	P	P	P	P	S	P		P
Commercial Amusement (Outdoor) (ZC 97-51) (15)	Service			S		S	S		S	S				S
Commercial/Trade School	Educ., Inst., Public, & Special		S	S	P	P		P	P	P	P	P	P	P
Community Center (ZC 98-101)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Concrete/Asphalt Batching Plant (Permanent)	Comm., Mfg., & Ind.						S		S	S				
Concrete/Asphalt Batching Plant (Temporary)	Comm., Mfg., & Ind.	36	36	36	36	36	36	36	36	36	36	36	36	36
Construction Yard (Temporary) (9)	Accessory & Incidental	35	35	35	35	35	35	35	35	35	35	35	35	35
Continuing Care Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special	P	P	P	P		P	P						S
Contract Construction (ZC 99-46)	Contr. Cons.					S R		R	R	R				
Convenience Store (ZC 98-69, ZC 99-46)	Retail			R 33	R 33 40	R 33	R 33	R 33	R 33	R 33	R * 33	R 33	R * 33	R 33
Country Club/Golf Course (Private)	Educ., Inst., Public, & Special	S	S	P		P	P	P	P	P	S	S	P	P
Dance Hall	Service				S	S		P	P	P		S		S
Dance/Gymnastics Studio	Service			P	P	P	S	P	S		P	P		P
Day Care Center (ZC 93-45, ZC 96-32, ZC 01-51) (13)	Service	P	P	S	S	S	P	P	S	S	S	S	S	S
Day Care (In-home) (16)	Service													

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Distribution Center/ Warehouse (ZC 96-29)	Wholesale						P	P	P	P				
Dry Cleaning Plant	Service							P	P	P				
Electrical Power Generating Plant	Trans., Utility, & Comm.		S				S	S	S	S				
Electrical Substation	Trans., Utility, & Comm.	S	P	P	S	P	P	P	P	P	S	S	S	P
Engine/Motor Repair	Comm., Mfg., & Ind.								P	P				
Exhibition/Fairgrounds Area (ZC 99-46)	Service					S R		S R	R	R				S R
Fairgrounds/Exhibition Area (ZC 99-46)	Service					S R		S R	R	R				S R
Farm, Ranch, Garden, or Orchard	Educ., Inst., Public, & Special	P	P	P		P	P	P	P	P	P	P	P	P
Farmer's Market	Retail				S	P			S	S				P
Feed Store	Retail								P	P				P
Field Office (9)	Accessory & Incidental	35	35	35	35	35	35	35	35	35	35	35	35	35

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Fire Station/Public Safety Building	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Fitness/Health Center (ZC 96-29)	Service		S	P	P	P	P	P	P	P	S	P	P	P
Flea Market (Inside) (ZC 02-37)	Retail			S		S			S	S				S
Flea Market (Outside)	Retail									S				
Florist Shop	Retail			P	P	P	P	P	P	P	*	P	*	P
Food/Grocery Store (ZC 96-29a)	Retail			P	P	P	P	P	P	P	*	P		P
Fraternal Organization, Lodge, or Civic Club	Educ., Inst., Public, & Special		P	P		P	P	P	P	P	P	P	30	P
Funeral Parlor/Mortuary (ZC 02-37)	Service	S	S	P		P		P	P	P	P	P		P
Furniture, Home Furnishings, and Equipment Store	Retail			P	P	P	P	P	P	P	*	P		P
Garden Center (ZC 99-46)	Retail			R		R	R	R	R	R		R		R
General Commercial Plant	Comm., Mfg., & Ind.							P	P	P				

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
General Manufacturing/ Industrial Use Complying with Performance Standards (ZC 01-51)	Comm., Mfg., & Ind.						S		S	S			S	
General Merchandise Store	Retail			P	P	P	P	P	P	P	*	P		P
Golf Course/Country Club (Private)	Educ., Inst., Public, & Special	S	S	P		P	P	P	P	P	S	S	P	P
Grocery/Food Store (ZC 96-29a)	Retail			P	P	P	P	P	P	P	*	P		P
Guard's/Caretaker's Residence	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P		P
Gymnastics/Dance Studio	Service			P	P	P	S	P	S		P	P		P
Hardware	Retail			P	P	P	P	P	P	P	*	P		P
Health/Fitness Center (ZC 96-29)	Service		S	P	P	P	P	P	P	P	S	P	P	P
Heavy Machinery Sales and Storage	Retail								P	P				
Heliport/Airport (4)	Educ., Inst., Public, & Special		S				6	6	S	S			S	S

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Helistop (4)	Educ., Inst., Public, & Special		S			S	S	S	S	S	S	S	S	S
Home Occupation (11)	Accessory & Incidental				P		P	P		P				
Homebuilder Marketing Center (10)	Accessory & Incidental	P	P	P		P	P	P	P	P	P	P		P
Hospital (5)	Educ., Inst., Public, & Special		S			P	P				P	P	P	P
Hotel/Motel	Service		P	P	P	P	P	P	P	P	20	20	20	P
Household Appliance Service and Repair	Service			P	P	P	P	P	P	P		P		P
Household Care Facility (ZC 90-57, ZC 91-07)	Educ., Inst., Public, & Special													
Household Care Institution	Educ., Inst., Public, & Special	P	S		P									
Independent Living Facility (ZC 03-21, ZC 00-03)	Educ., Inst., Public, & Special	P	P	P	P		P	P						S
Indoor Gun Range	Service		S	S		S	S		P	P				S

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NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Industrial Park	Comm., Mfg., & Ind.						S		P	P				
Industrial use which, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, vibration, or danger of fire, explosion, or radiation as may be determined by Health, Fire, or Building officials is presently or in the future likely to be a hazard or nuisance to adjacent property or the community-at-large.	Comm., Mfg., & Ind.					S				S				
Kennel (Outdoor Pens)	Service								P	P				
Kennel/Veterinarian Clinic (Indoor Pens)	Service	22	22	P	P	P		P	P	P	P	P		P
Laundromat	Service			P	P	P	P	P	P	P		P		P
Licensed Massage Therapy	Service	P	P	P	P	P	P	P	P	P	P	P	P	P
Limited Assembly and Manufacturing Use Complying with Performance Standards (zc 03-67)	Comm. Mfg., & Ind.			S R		P	P		P	P	P	P	P	P

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Long-term Care Facility (ZC 03-21, ZC 00-83)	Educ., Inst., Public, & Special	P	P	P	P		P	P						S
Mausoleum/Cemetery	Educ., Inst., Public & Special	S	S	S		S		S			S	S	S	S
Medical Office	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P
Mini-Warehouse/Public Storage (ZC 96-29, ZC 01-51)	Wholesale			S		P	P	P	P	P				S
Miscellaneous Retail Store	Retail			P	P	P	P	P	P	P	*	P		P
Mobile Home/Trailer Display and Sales	Service								P	P				
Mobile Home/Trailer Park	Primary Res.									P				
Mortuary/Funeral Parlor (ZC 02-37)	Service	S	S	P		P		P	P	P	P	P		P
Motel/Hotel	Service		P	P	P	P	P	P	P	P	20	20	20	P
Motor/Engine Repair	Comm., Mfg., & Ind.								P	p				
Motorcycle Sales/Service (ZC 99-46)	Auto & Related					R		R	R	R				R
Multifamily Residence (1)	Primary Res.				2		3	P						

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Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
New Car Dealer (ZC 99-46) (7)	Auto & Related					S R	S R	S R	R	R		S R		R
Nursery (ZC 96-50)	Retail	S	S	S		S	S	S	P	P				
Office Center	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P
Office - Professional/ General Administrative	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P
Office - Showroom/ Warehouse	Wholesale					P	P	P	P	P	P	P	32	P
Open Storage	Educ., Inst., Public, & Special			7	7	7	7	7	P	P		7		7
Paint Shop	Retail					S		P	P	P				
Park/Playground	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Pawn Shop (ZC 02-37)	Retail					P		P	P	P				
Personal Service Shop	Service		P	P	P	P	P	P	P	P	P	P	*	P
Pet Shop	Retail			P	P	P	P	P	P	P	*	P		P
Playground/Park	Retail	P	P	P	P	P	P	P	P	P	P	P	P	P
Portable Building Sales (ZC 99-46)	Retail								R	R				S R

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Post Office	Educ., Inst., Public, & Special		P	P	P	P	P	P	P	P	P	P	P	P
Print Shop (Major) (ZC 02-48)	Service		17		S	S	P	P	P	P			S	S
Print Shop (Minor)	Service		18	P	P	P	P	P	P	P	*	P	*	P
Private Club (19)	Service		S	S	S	S	S	S	S		S	S	S	S
Private Recreation Facility	Educ., Inst., Public, & Special	P	P	P		P	P	P	P	P	P	P	P	P
Private Street Development	Primary Res.													
Private Utility (other than listed)	Trans., Utility, & Comm.	S	P	S	S	S	P	P	P	P	S	S	S	S
Public Safety Building/ Fire Station	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Storage/Mini-Warehouse (ZC 96-29, ZC 01-51)	Wholesale			S		P	P	P	P	P				S
Railroad Spur Track (ZC 98-69)	Trans., Utility, & Comm.							P	P	P			P	P
Railroad Team Track, Freight Depot, or Dock	Trans., Utility, & Comm.							P	P	P				

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Recreation Center	Educ., Inst., Public, & Special		P	P	P	P	P	P			P	P	P	P
Recreation Vehicle Parking Lot/Garage (ZC 95-53, ZC 99-46)	Auto & Related					28			R	R				
Recreation Vehicle Sales and Service (New/Used) (ZC 95-53, ZC 99-46)	Auto & Related					S			R	R				S R
Rehabilitation Care Facility	Educ., Inst., Public, & Special													
Rehabilitation Care Institution	Educ., Inst., Public, & Special	S	S				P							
Repair/Storage of Furniture and Appliances (Inside) (ZC 98-69)	Service					P		P	P	P				P
Repair/Storage of Furniture and Appliances (Outside)	Service									P				
Research and Development Center	Office & Prof.	23	P	23	23	P	P	P	P	P	P	P	P	P

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Residence Hotel (ZC 95-23)	Service		P	P	P	P	P	P	P	P	20	20	20	P
Restaurant/Cafeteria	Service		S	P	P	S	P	P	P	P	*	P	*	P
Restaurant - Drive-in (ZC 01-51)	Service			P R		P R	P R	P R	P R			P R		P R
Retail/Service (Incidental) (ZC 96-29)	Retail	P	P								*		P	
Retail Stores and Shops	Retail			P	P	P	P	P	P	P	*	P		P
Rooming/Boarding House	Primary Res.		P		P	p								
Salvage or Reclamation of Products	Comm., Mfg., & Ind.									S				
Sand, Gravel, Stone, or Petroleum Extraction	Comm., Mfg., & Ind.									S				
School - Primary or Secondary (Private) (5)	Educ., Inst., Public, & Special	P	P	S	P	P	P	P	P	P	P	P	P	P
School - Primary or Secondary (Public or Parochial) (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Service/Retail (Incidental) (ZC 96-29)	Retail	P	P								*		P	
Service Yard of Governmental Agency	Trans., Utility, & Comm.	S	S	S	S	S	P	P	P	P			S	S

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Sewage Treatment Plant	Trans., Utility, & Comm.		S	S		S	S	S	S	S			S	S
Shopping Center (ZC 02-37)	Retail			P		P	P	P	P	P	*	P		P
Shops, Office, and Storage Area - Public/Private Utility	Trans., Utility, & Comm.			S	S	S	P	P	P	P				S
Single-Family Residence (Attached) (ZC 02-37, ZC 02-47, ZC 03-67)	Primary Res.			S	P									
Single-Family Residence (Detached) (ZC 03-67)	Primary Res.			41										
Small Engine Repair Shop (ZC 99-46)	Service			R		R			R	R		R		R
Stable	Educ., Inst., Public, & Special								S	S				
Storage/Repair of Furniture and Appliances (Inside) (ZC 98-69)	Service					P		P	P	P				P
Storage/Repair of Furniture and Appliances (Outside)	Service									P				

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Storage/Wholesale Warehouse	Wholesale						P	P	P	P				
Studio for Photographer, Musician, Artist, Radio, and/or TV	Service		P	P	P	P	P	P	P	P	P	P		P
Studio Residence	Primary Res.				P									
Superstore (ZC 00-48)	Retail			S 39		P	P	P	P	P		P		P
Tattooing and Permanent Cosmetics (ZC 00-98)	Service		37	37	37	37	37	37	37	37	37	37	37	37
Theater - Drive-in (ZC 96-24, ZC 99-46)	Service							R					R	R
Theater - Neighborhood (ZC 96-24)	Service		P	P	P	P	P	P	S	S	S	P		P
Theater - Regional (ZC 96-24)	Service		S	S		S	P	P	S	S	S	S		S
Tire Dealer (no open storage) (ZC 99-46)	Auto & Related			R		R		R	R	R		R		R
Tire Dealer (with open storage) (ZC 96-29, ZC 99-46)	Auto & Related								R	R				
Tire Retreading/ Recapping	Auto & Related									S				

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Tool Rental Shop	Service			P		P		P	P	P				P
Trade/Commercial School	Educ., Inst., Public, & Special		S	S	P	P		P	P	P	P	P	P	P
Trailer/Mobile Home Display and Sales	Service								P	P				
Trailer/Mobile Home Park	Primary Res.									P				
Trailer Rental	Service			21		S			P	P				S
Transfer Storage and Baggage Terminal	Comm., Mfg., & Ind.					P		P	P	P				
Transit Center (ZC 96-29)	Trans., Utility, & Comm.	P	P		P	P	P	P	P	P	S	S	P	P
Transmission Line/Utility Distribution	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P
Transportation and Utility Structures/Facility	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P
Truck/Bus Leasing (ZC 99-46)	Auto & Related								R	R				R 27
Truck/Bus Repair(ZC 99-46)	Auto & Related								R	R				
Truck Parking Lot (ZC 99-46)	Auto & Related								R	R				

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

NONRESIDENTIAL ZONING DISTRICTS														
Permitted Use	**Use Category**	**O-1 - Neighborhood Office**	**O-2 - General Office**	**R - Retail**	**BG - Downtown Business/Government (ZC 99-10)**	**LC - Light Commercial (ZC 98-67)**	**CE - Commercial Employment**	**CB-1 - Central Business-1**	**LI-1 - Light Industrial-1**	**LI-2 - Light Industrial-2**	**RE - Regional Employment (ZC 00-68)**	**RC - Regional Commercial (ZC 00-68)**	**RT - Research/Technology Center (ZC 98-69)**	**CC - Corridor Commercial (ZC 98-68)**
Truck Sales (Heavy Trucks) (ZC 99-46)	Auto & Related						S R		R	R				
Truck Terminal (ZC 99-46)	Auto & Related								R	R				
Two-Family Residence (ZC 03-67)	Primary Res.			S										
University/College (5)	Educ., Inst., Public, & Special	P	P	P	P	P	P	P	P	P	P	P	P	P
Upholstery/Cabinet Shop	Contr. Cons.				P	P		P	P	P				P
Used Car Dealer (ZC 99-46) (7)	Auto & Related					S R		S R	R	R				S R
Utility Distribution/ Transmission Line	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P
Veterinarian Clinic/ Kennel (Indoor Pens)	Service	22	22	P	P	P		P	P	P	P	P		P
Warehouse/Distribution Center (ZC 96-29)	Wholesale						P	P	P	P				
Water Treatment Plant	Trans., Utility, & Comm.	P	P	P	S	P	P	P	P	P			S	P
Wholesale/Storage Warehouse	Wholesale						P	P	P	P				
Wrecking Yard	Auto & Related									S				

P = Permitted use; **Blank** = Prohibited use; **S** = Specific use permit required;
R = Residential Adjacency Standards; **Number** = See end notes.

Number	End Note
*	Uses allowed when their combined area does not exceed ten percent of the gross floor area of a development; see Subsection 2.825, Regional Employment district or Subsection 2.826, Research/Technology Center district.
1	See Subsection 3.104.
2	See Subsection 2.821.
3	See Subsection 2.823.
4	See Subsection 3.106.
5	See Subsection 3.401.
6	Heliport allowed by right; airport allowed by specific use permit.
7	See Section 3.900.
8	See Section 3.200.
9	For construction yard, field offices, and other temporary buildings, see Subsection 3.103.
10	See Subsection 3.103.
11	See Subsection 3.110.
12	See Subsection 3.101.
13	See Section 1.600 and Subsections 3.102, 3.1107, and 3.1109.
14	May be permitted by a specific use permit as an accessory use when operated by the resident.
15	See Outdoor Commercial Amusement Guidelines.
16	See Section 1.600 for specific use permit requirements for certain in-home day care operations.
17	Permitted as an incidental use in a single-tenant building; separate outside entrance and outside signage are prohibited.
18	Permitted as an incidental use; separate outside entrance and outside signage are prohibited.
19	See Subsection 3.105.
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
21	Permitted as an accessory use.
22	See Subsection 3.111.
23	Scientific, research, and medical laboratories will be allowed in the Retail, Downtown Business/Government, and Office-1 districts as an accessory use to medical offices.
24	Allowed as a secondary use only to automobile and related uses as listed in the Schedule of Permitted Uses.

Number	End Note
25	Permitted in the Commercial Employment district. See Subsection 2.823.
26	Permitted as an accessory use but not as a primary use.
27	Allowed by specific use permit only for single-unit trucks with enclosed beds; maximum two axles.
28	Allowed by specific use permit as a primary use; allowed by right as an accessory use to other storage operations.
29	See Subsection 2.823.6.
30	Permitted as an accessory use.
31	Permitted as an accessory use to motel/hotel or residence hotel.
32	Maximum gross floor area for first floor - 100,000 square feet, and maximum percentage gross floor area devoted to warehouse - 70%. See Subsection 2.826.
33	Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts. See Residential Adjacency Standards.
34	See Subsection 3.107.
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; Asphalt Plant: Issuance of temporary permit by resolution of City Council.
37	Permitted as an accessory use to a personal service shop and allowed in districts where that use is permitted; allowed by specific use permit as a primary use in the Retail, Corridor Commercial, Light Commercial, Light Industrial-1, and Light Industrial-2 districts. See Subsection 3.116 and Schedule of Permitted Uses.
38	Specific Use Permits for General Manufacturing in the Research/Technology Center district shall not include food processing, chemical and petroleum processing and manufacturing, and foundries.
39	See Subsection 3.113.
40	Fuel dispensing facilities are not allowed in the Downtown Business/Government district.
41	Patio Homes only allowed with a specific use permit.

2.503 Classification of New and Unlisted Uses

It is recognized that new types of land uses will develop and forms of land use not anticipated may seek to locate in the city of Plano. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

(1) The question concerning any new or unlisted use shall be referred to the Planning & Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage, and amount and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirement for public utilities such as water and sanitary sewer.

(2) The Planning & Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted.

(3) If the Planning & Zoning Commission determines that the proposed use should be added to Subsection 2.502, Schedule of Permitted Uses, the Zoning Ordinance shall be amended after public hearings before the Planning & Zoning Commission and the City Council. If the Planning & Zoning Commission determines that the proposed use fits within the definition of a use currently listed in the Schedule of Permitted Uses, it shall transmit such finding, together with an appropriate parking requirement, in recommendation form to the City Council. The City Council shall by resolution approve the recommendation of the Planning & Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based on its findings.

2.600 Prohibited Uses

2.601 All uses not expressly permitted are prohibited, except as provided in Subsection 2.503.

2.602 No land or building shall be used or occupied for a use which will in any manner create an unreasonable potential hazard to the general public, health, safety, and welfare, as, for example, but not by way of limitation, any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, radioactive, or other hazardous conditions; noise or vibration; smoke, dust, odor, or other form of air pollution; heat, cold, dampness, movement of air, electrical, or other disturbances; glare; or liquid or solid wastes in a manner or amount not conforming to the appropriate performance standards of Section 3.1300.

2.603 Without limiting the foregoing sections, or being limited thereby, the following uses are specifically prohibited:

(1) Storage, manufacturing, purifying, packaging, repackaging, selling, or supplying of toxic or highly flammable chemicals or gases, as a primary use regardless of quantities involved.

(2) Above ground tank farms or storage of gasoline, fuel oils, gases, or chemicals, or other flammable, corrosive, or toxic substances as a primary use or in total on site quantities exceeding 30,000 liquid gallons or equivalent.

(3) Adult bookstores, businesses showing X-rated movies or live acts, and other businesses dealing primarily with indecent or obscene materials, acts, or paraphernalia.

2.700 Nonconforming Uses and Structures

2.701 A nonconforming status shall exist under the following provisions of this ordinance:

(1) When a use or structure, which does not conform to the regulations prescribed in the district in which such use or structure is located, was in existence and lawfully operating prior to August 27, 1956, and has been operating without discontinuance.

(2) When on the effective date of this ordinance the use or structure was in existence and lawfully constructed, located and operating in accordance with the provisions of the prior Zoning Ordinance or which was a nonconforming use there under, and which use or structure does now conform to the regulations herein prescribed for the district in which such use or structure is located.

(3) When a use or structure, which does not conform to the regulations, prescribed in the district in which such use or structure is located was in existence at the time of annexation to the city of Plano and has since been in regular and continuous use.

2.702 Any nonconforming use of land or structures may be continued (for indefinite periods of time) subject to such regulations as the Board of Adjustment may require for immediate preservation of the adjoining property prior to the ultimate removal of the nonconforming use. The Building Official may grant a change of occupancy from one nonconforming use to another, providing the use is within the same, or higher or more restricted classification as the original nonconforming use. In the event a nonconforming use of a building may be changed to another nonconforming use of more restricted classification, it shall not later be changed to a less restrictive classification of use and the prior less restrictive classification shall be considered to have been abandoned. Existing residences located in nonresidential districts may be improved, maintained, or rebuilt as conforming structures.

2.703 If a structure occupied by a nonconforming use is destroyed by fire, the elements, or other cause, it may not be rebuilt except to conform to the provisions of this ordinance. In the case of partial destruction of a nonconforming use not exceeding 75% of its reasonable value, reconstruction will be permitted, but the size or function of the nonconforming use cannot be expanded. The above shall apply in all cases except for those specified for UR, RT, and CC districts. (See Section 2.800.) (ZC 98-68; Ordinance No. 99-10-14)

2.704 If a nonconforming use on a particular parcel shall cease operation for a period of more than six months, then such nonconforming use shall be deemed to be permanently abandoned and shall not be re-instituted on that parcel or any other parcel in any district which does not permit the discontinued use. For the purposes of this paragraph, to “cease operation” shall mean to intentionally abandon the nonconforming use. The temporary suspension of a use shall not constitute abandonment, provided the property is not used during the period of suspension for any other purpose. The above shall apply in all cases except those specified for the RT district. (See Section 2.800.) (ZC 98-69; Ordinance No. 98-10-10)

2.800 District Charts

2.801 A - Agricultural

(1) Purpose

The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development.

(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	85,000 square feet
Minimum Lot Width	150 feet
Minimum Lot Depth	150 feet
Minimum Front Yard	40 feet (See Section 3.500.)
Minimum Side Yard	15 feet or ten percent of lot width, whichever is greater (See Section 3.600.)
--of Corner Lot	25 feet on street side
Maximum Side Yard	25 feet
Minimum Rear Yard	Ten feet (See Section 3.700.)
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	Three story provided the third story may not exceed ten percent of the total floor area of the building, 45 feet (See Section 3.800.)
Maximum Coverage	20%, plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

2.802 ED - Estate Development

(1) Purpose

The ED district is intended to provide areas for single-family development in a rural or ranch-like setting or where topography and/or utility capacities limit the use of the land. Provisions are made for limited ranching pursuits as well as those uses necessary and incidental to single-family living. Accessory dwelling units are permitted for use by family members.

(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	43,560 square feet, 85,000 square feet if any large animals are kept
Minimum Lot Width	150 feet
Minimum Lot Depth	250 feet
Minimum Front Yard	50 feet, except as provided in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	15 feet or ten percent of lot width, whichever is greater (See Section 3.600.)
--of Corner Lot	25 feet on street side (See Section 3.600.)
Maximum Side Yard	30 feet
Minimum Rear Yard	Ten feet (See Section 3.700.)
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	Three story provided the third story may not exceed ten percent of the total floor area of the building, 40 feet (See Section 3.800.)
Maximum Coverage	20%, plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

(4) Special District Requirements

(a) Animal Restrictions in the ED District:

(i) Number

No more than two larger animals, specifically, cattle, horses, sheep, and goats can be maintained per acre of lot area.

(ii) Type

Swine and fowl are expressly prohibited. Other types of animals which introduce an unusual disturbance to the community or adjoining property owners shall not be maintained.

(iii) Breeding

No large animals other than horses shall be kept for breeding purposes.

(b) Accessory Buildings

(i) Accessory buildings in the ED district, except garages, must be located behind the main dwelling in the rear yard.

(ii) Accessory buildings shall be at least 50 feet from any side property line and 25 feet from the rear property line.

(iii) Accessory buildings must be 100 feet or more from a dwelling on an adjoining property.

(iv) The number of accessory buildings shall be limited to one, except that more than one may be granted by approval of a site plan.

(v) Accessory buildings must be designed and constructed so that they are in keeping with the general architecture of the development.

(vi) Accessory buildings with corrugated metal siding shall not be permitted, but flat metal siding with raised ribs or seams is acceptable. Corrugated metal roofing will be acceptable.

(c) Accessory Dwelling Units

Accessory dwelling units in the ED district shall be allowed as an incidental residential use of a building on the same lot as the main dwelling unit and shall comply with the above requirements for accessory buildings and with the following:

(i) No temporary buildings, mobile homes, or travel trailers may be used for onsite dwelling purposes.

(ii) The accessory dwelling unit must be constructed to the rear of the main dwelling. Each lot must have a minimum of one acre per dwelling unit or accessory dwelling unit constructed upon it. For example, a house with two accessory dwelling units would require a minimum lot size of three acres.

(iii) The accessory dwelling unit shall contain a minimum of 500 square feet of floor area.

(iv) The accessory dwelling unit may be constructed only with approval of a site plan.

(v) The accessory dwelling unit may not be sold separate from sale of the entire property, including the main dwelling unit.

(d) Fences (ZC 2001-21; Ordinance No. 2001-8-26)

All fences within an ED district shall comply with the following standards:

(i) Fences within the front yard setback shall be no more than 48 inches in height. Combinations of berms and fences shall not exceed 48 inches in height.

(ii) Fences within the front yard setback shall be horizontal rail or vertical wrought iron with or without masonry columns.

(iii) All fencing shall be at least 50% see-through, except that required for enclosing swimming pools.

(iv) No farm or rural fencing (such as barbed wire) shall be used. Smooth, non-climbable two-inch by four-inch mesh on metal posts will be acceptable behind the building line.

(v) Solid type or stockade fencing or walls shall not be constructed on property lines.

2.803 GR - General Residential

(ZC 2002-47; Ordinance No. 2002-10-26)

(1) Purpose

The GR district is intended to provide for infill residential development that is consistent with the unique character of the Douglass Community near downtown Plano. It includes standards that are consistent with the size, dimensions, and configuration of existing lots, and contains special design and material requirements that are compatible with existing structures in the neighborhoods.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement	
	Single-Family Residence	**Two-Family**
Minimum Lot Area	3,000 square feet	6,000 square feet
Minimum Lot Width	30 feet	55 feet
--of Corner Lot	30 feet	55 feet
Minimum Lot Depth	90 feet	90 feet
Minimum Front Yard	Ten feet	Ten feet
--for Garage Facing Street	20 feet (See 3.a. below.)	20 feet (See 3.a. below.)
Maximum Front Yard	15 feet*	15 feet*
--for Garage	None	None
Side Yard	Five feet	Five feet
--of Corner Lot	Five feet (See 3.b. below.)**	Five feet (See 3.b. below.)**
--for Garage Facing Street	20 feet	20 feet
--for Garage Facing Alley	20 feet	20 feet
Minimum Rear Yard	Five feet (See 3.c. below.)	Ten feet (See 3.c. below.)
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet
Maximum Lot Coverage	50% total (See 3.d. below.)	50% total (See 3.d. below.)
Maximum Height	One story***, 30 feet*** (See 3.e. and 3.g. below.)	One story***, 30 feet*** (See 3.e. and 3.g. below.)

Description	Requirement	
Minimum Open Space	N/A	N/A
Parking Requirements	One/unit (See 3.f. below.)	One/unit (See 3.f. below.)
* Does not apply to nonresidential uses included in the GR district.		
** Street side		
*** Nonresidential uses allowed in the GR district shall have a maximum height of two stories and 35 feet.		

(a) Except as provided in Section 3.500

(b) See Section 3.600.

(c) See Section 3.700.

(d) Total includes percentage permitted for main structure and ten percent additional coverage permitted for accessory buildings. (See Subsection 3.701.)

(e) See Section 3.800.

(f) See Section 3.1100.

(g) A maximum of 50% of attic floor area may be used as second floor living space.

(4) Special Requirements

The Douglass Community has special elements that should be maintained to perpetuate the long-term character and viability of the community. The following provisions are required for that purpose:

(a) Front Porches

Covered porches shall be located along the front of any housing structure and shall be a minimum 40 square feet per unit. Each porch shall have a minimum dimension of four feet.

(b) Siding Materials

Homes and garages shall be constructed of overlapping, horizontal wood siding; overlapping, horizontal cementitious siding; overlapping, horizontal aluminum or vinyl siding; and brick. Exterior plasters and stone are not permitted.

(c) Roofs

Roofs for residential structures and garages shall be “gabled” or “hipped” design with a minimum slope of 6:12 (for every horizontal foot, the roof must rise vertically six inches). The point at which a roof attaches to the residential structure (including attached garages) shall be no less than seven feet above the top of the foundation.

(d) Fences

Fences greater than 40 inches in height shall be set back a minimum of ten feet from the front of a structure and shall be no taller than six feet.

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	25 feet, except as provided in Subsection 3.104 and Section 3.500
--three story	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.)
Minimum Open Space	See Subsection 3.104.4.

(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.

2.805 MF-2 - Multifamily Residence-2

(1) Purpose

The MF-2 district is intended to accommodate condominiums and apartments at a density of 18 residential units per acre providing sufficient areas for usable open space and landscaping. MF-2 districts should have direct access and/or frontage on major thoroughfares and 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	18 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)	25 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	Two story, 35 feet (See Subsection 3.104.4 and Section 3.800.)
Minimum Open Space	See Subsection 3.104.4.

(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-2 district may be developed in accordance with the standards required in the 2F, SF-A, PH, and SF-6 districts.

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	25 feet, except as provided in Subsection 3.104 and Section 3.500
--three story	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)
Minimum Open Space	See Subsection 3.104.4.

(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.

2.807 MH - Mobile Home

(1) Purpose

The MH district is intended to provide for the development of Mobile Home or Trailer Parks where mobile or manufactured housing can be placed in a coordinated, well-designed urban setting.

(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	4,500 square feet
Minimum Lot Width	40 feet minimum/45 feet average
--of Corner Lot:	45 feet
Minimum Lot Depth	95 feet
Minimum Front Yard	30 feet from street (See Section 3.500.)
	15 feet from any drive
Minimum Side Yard (Ordinance No. 95-4-30)	See 3.a. below.
--of Corner Lot	15 feet on street side (See Section 3.600.)
Maximum Side Yard (Ordinance No. 95-4-30)	Ten feet (See 3.b. below and Section 3.600.)
Minimum Rear Yard	Ten feet (See 3.b. below and Section 3.700.)
Minimum Floor Area per Dwelling Unit	480 square feet
Maximum Lot Coverage	480 square feet
Maximum Height	One story, 15 feet (See Section 3.800.)
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

(a) No mobile home or house trailer shall be located nearer than five feet to the side of any lot, plot, or tract on which such mobile home or trailer is located, and all mobile home stands shall be so located that a minimum of 20 feet clearance shall exist between adjacent mobile homes. Any accessory structure such as an awning, cabana, carport, storage cabinet, or porch which has a floor area of 25 square feet or more shall be considered the same as a mobile home for establishing the minimum side yard clearance. No mobile home shall be located nearer than 20 feet to any boundary line or district line of an MH district.

(b) No mobile home or house trailer shall be located nearer than ten feet to the rear line of any lot, plot, or tract on which such mobile home is located, and no mobile home shall be located nearer than 20 feet to any boundary line or district line of an MH district. (See Section 3.700.)

(4) Special District Requirements

(a) Required Area

Minimum area for a mobile home park shall be ten acres. Maximum area for a mobile home park shall be 25 acres.

(b) Accessory Building

In the MH district, no carport, garage, storage building, office, or caretaker's dwelling, laundry house, or other permitted structure may be located nearer than ten feet to any side or rear line of a plot, lot, tract, or stand except that such structure may be located within five feet of the side or rear line of a plot, lot, tract, or stand when such structures are located within the rear 25% of the trailer lot, plot, or tract. Such structures shall also be subject to front yard requirements above.

(c) Alternate Standards

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

(d) Street Names

Whenever street names are to be given to public streets or private drives in an MH development, such street names shall be approved with approval of a site plan.

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

Description	Requirement
Minimum Lot Area	4,000 square feet
Minimum Lot Width	40 feet
--of Corner Lot	45 feet
Minimum Lot Depth	90 feet
Minimum Front Yard	20 feet, except as provided below and in Section 3.500
Minimum Side Yard	See below and Section 3.600.
--of Corner Lot	15 feet on street side
Maximum Side Yard	N/A
Minimum Rear Yard	Ten 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 Coverage	50%, plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)

PH developments shall be developed as zero lot line homes. One side yard shall be reduced to zero feet, while the other side yard shall be increased to a minimum of ten feet. A house on a lot where the zero side abuts an alley may be pulled back from the alley so long as a minimum ten-foot separation is provided between houses. A minimum six-foot wide maintenance easement shall be placed on the adjacent lot to enable the property owner to maintain his house. Side yards and maintenance easements shall be placed on the subdivision plat. A minimum separation between patio homes of ten feet shall be provided. Patio homes with roof overhangs are allowed when lots have been platted with a six-foot wide non-encroachment easement and the final plat for the subdivision was approved prior to October 28, 1996. (ZC 96-58; ZC 97-74)

(4) Front Yard Setback Reduction

(a) The front yard setback may be reduced to ten feet or 15 feet provided that: (ZC 94-115)

(i) The driveway and garage are accessed from an alley; and

(ii) 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.

(b) The front yard setback may be reduced to 15 feet for lots without an alley provided that:

(i) The garage sets back 20 feet from the front property line; and

(ii) 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.

(c) The maximum front yard setback is 25 feet and a minimum lot depth of 65 feet, as measured from front building line to rear lot line, shall be maintained.

(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

(a) Usable Open Space Required

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.

(b) Design Criteria

Areas provided as usable open space shall meet the following criteria:

(i) All residential lots must be located within 600 feet of usable open space as measured along a street. The Planning & Zoning Commission may increase this distance to 1,200 feet if the shape of the subdivision is irregular or if existing vegetation on the site will be preserved by an increase in the distance.

(ii) Individual usable open space areas shall be 20,000 square feet or larger. Usable open space must be a minimum of 50 feet wide and have no slope greater than ten percent.

(iii) Pools, tennis courts, walks, patios, and similar amenities may be located within areas designated as usable open space. Areas occupied by enclosed buildings (except gazebos and pavilions), drives, parking, overhead electrical transmission lines, drainage channels, and antennas may not be included in calculating usable open space.

(iv) Within usable open space areas there shall be one tree for every 1,000 square feet of space. New trees planted to meet this requirement shall be a minimum three-inch caliper.

(v) Usable open space areas must abut a street on a minimum of 33% of the area's perimeter.

(vi) Usable open space areas must be easily viewed from adjacent streets and homes.

(c) Landscape Areas

Additional common open space and landscape areas may be provided but shall not be counted as usable open space unless they meet the criteria above.

(d) Unacceptable Open Space

(i) The Planning & Zoning Commission may deny the creation of any common open space area if in the judgment of the Commission the area would be:

1. Difficult to maintain;
2. A security or safety concern; or
3. An unreasonable financial burden to the homeowners association.

(ii) At the time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.

(iii) Also, at this time, approval may be granted for up to one-third of the required open space to be credited for offsite dedicated open space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. It is to be noted that the granting of the offsite credit is a discretionary power of the Planning & Zoning Commission and/or City Council. The guidelines below may assist in considering if credit is appropriate:

1. Adjacency

   Is 15% or more of the site's boundary adjacent to park land?

2. Accessibility

   Are there defined pedestrian connections between the development and the park land?

3. Usability

   Is the park land immediately adjacent to the development suitable for use by residents?

4. Design Integration

   Does the design of the development provide a significant visual and pedestrian connection to the park land?

(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.

(9) Miscellaneous Requirements

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

2.809 SF-A - Single-Family Residence Attached

(1) Purpose

The SF-A district is intended to provide for a variety of residential housing types and densities in the medium density range (five-ten units/acre) on individually-platted lots or multiple units on a single lot.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

The property may be developed in accordance with the standards in the PH, 2F, and single-family districts or according to the following standards:

Description	Requirement
Minimum Lot Area per Dwelling Unit	2,250 square feet when on individually-platted lots. Maximum of ten units/acre when multiple units are platted on a single lot. (See 5.d. below.) (ZC 2000-86; Ordinance No. 2001-10-8)
Minimum Lot Width	25 feet
--on Corner Lot	30 feet
Minimum Lot Depth	90 feet
Minimum Front Yard (ZC 2000-86; Ordinance No. 2001-10-8)	20 feet, except as provided below
--Lots Fronting Cul-de-Sacs	20 feet
	The front yard may be staggered, varied, or reduced to a 10-foot front yard with site plan approval (See 3.b. below.)
Minimum Side Yard of Corner Lot (ZC 2000-86; Ordinance No. 2001-10-8)	Ten feet adjacent to the street (See Section 3.600.)
Minimum Building Separation	Ten feet for all uses (See Section 3.600.)
Maximum Side Yard	N/A
Minimum Floor Area per Dwelling Unit	800 square feet
Minimum Rear Yard (ZC 2000-86; Ordinance No. 2001-10-8)	Ten feet, except as provided below
Maximum Height	Two story, 35 feet (See Section 3.800.)
Maximum Coverage (ZC 2000-86; Ordinance No. 2001-10-8)	65% including accessory structures

Description	Requirement
Parking Requirements (ZC 2000-86; Ordinance No. 2001-10-8)	Front Entry: 2.25 parking spaces per dwelling unit. Two off-street spaces, exclusive of garage and carport, shall be provided adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking shall be provided within 600 feet of each unit.
	Rear/Alley Entry: Two spaces per dwelling unit

(a) No complex of attached dwellings shall exceed 200 feet in length. (ZC 2000-86; Ordinance No. 2001-10-8)

(b) The front setback may be reduced to ten feet provided that: (ZC 2000-86; Ordinance No. 2001-10-8)

(i) The driveway and garage are accessed from an alley;

(ii) The garage door is set back 20 feet from the rear property line; and

(iii) The open yard area of either the rear yard or non-zero side yard is increased by an amount equal to or greater than that of the increased build able area created by the reduction in the front yard setback.

(4) Usable Open Space Requirements (ZC 2000-86; Ordinance No. 2001-10-8)

(a) Usable Open Space Required

Except as provided below, any subdivision developed under the SF-A 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, or easements for drainage or floodways. Usable open space shall not be required for an SF-A 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 SF-A or is restricted by zoning to not permit SF-A development. Properties separated by rights-of-way, drainage, or utility easements in excess of 60 feet in width shall not be considered as contiguous.

(b) Design Criteria

Areas provided as usable open space shall meet the following criteria:

(i) All residential lots must be located within 600 feet of usable open space as measured along a street. The Planning & Zoning Commission may increase this distance to 1,200 feet if the shape of the subdivision is irregular or if existing vegetation on the site will be preserved by an increase in the distance.

(ii) A primary usable open space area 20,000 square feet or larger shall be provided. This open space must be a minimum of 50 feet wide and have no slope greater than ten percent and must abut a street on a minimum of 25% of the area's perimeter.

(iii) If additional usable open space is needed to meet the ten percent requirement, secondary space(s) shall be a minimum of 7,500 square feet. This open space shall be a minimum of 25 feet wide, have no slope greater than ten percent, and must have a minimum of 25 feet of street frontage. Secondary usable open spaces greater than 15,000 square feet shall have a minimum of two access points to public streets, which must be at least 25 feet wide.

(iv) Pools, tennis courts, walks, patios, and similar amenities may be located within areas designated as usable open space. Areas occupies by enclosed buildings (except gazebos and pavilions), drives, parking, overhead electrical transmission lines, drainage or floodway easements, and antennas may not be included in calculating usable open space.

(c) Landscaped Areas

Additional common open space and landscaped areas may be provided but shall not be counted as usable open space unless they meet the criteria above.

(d) Unacceptable Open Space

(i) The Planning & Zoning Commission may deny the creation of any common open space area if in the judgment of the Commission the area would be:

1. Difficult to maintain;
2. A security or safety concern; or
3. An unreasonable financial burden to the homeowners association.

(ii) At the time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.

(iii) Also, at this time, approval may be granted for up to one-third of the required open space to be credited for offsite dedicated open space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. It is to be noted that the granting of the offsite credit is a discretionary power of the Planning & Zoning Commission and/or City Council. The guidelines below may assist in considering if credit is appropriate:

1. Adjacency

   Is 15% or more of the site's boundary adjacent to park land?

2. Accessibility

   Are there defined pedestrian connections between the development and the park land?

3. Usability

   Is the park land immediately adjacent to the development suitable for use by residents?

4. Design Integration

   Does the design of the development provide a significant visual and pedestrian connection to the park land?

(5) Miscellaneous Requirements

(a) Landscaping requirements of one tree for each three dwelling units shall be met. Trees planted to meet this requirement may be clustered or dispersed through out the site and must be indicated on the landscape plan. New trees planted to meet this requirement shall be a minimum three-inch caliper. (ZC 2000-86; Ordinance No. 2001-10-8)

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

(c) Whenever street names are to be given to public streets or private drives in an SF-A development, such street names shall be approved with approval of a site plan or final plat.

(d) When multiple units are platted on a single lot, the density may be increased to 12 units per acre if the Planning & Zoning Commission determines the increase is necessary to provide additional amenities. In making this determination, the Planning & Zoning Commission will review additional open space, landscaping, screening, subdivision design, and treatment of natural environment.

2.810 SF-6 - Single-Family Residence-6

(1) Purpose

The SF-6 district is intended to provide for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

(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	6,000 square feet
Minimum Lot Width	55 feet
--of Corner Lot:	60 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	25 feet, except as provided below and in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	Six feet or ten percent of lot width, whichever is greater (See Section 3.600.)
--of Corner Lot	15 feet on street side (See Section 3.600.)
Maximum Side Yard	Ten feet
Minimum Rear Yard	Ten feet (See Section 3.700 and below.)
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	Two story, 35 feet (See Section 3.800.)
Maximum Coverage	35%, plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

The front yard setback may be staggered, varied, or reduced to a minimum setback of 20 feet provided that the average setback for any block face shall be 25 feet. Under this provision, no more than three adjacent lots may have a setback less than 25 feet. Where setbacks are varied, the maximum setback shall be 30 feet and a minimum lot depth of 70 feet, as measured from the front building line to the rear lot line, shall be maintained.

The front yard setback may be reduced to 20 feet if the lot is alley served. When a 20-foot setback is used, the minimum rear yard setback must be increased from ten to 15 feet.

2.811 SF-7 - Single-Family Residence-7

(1) Purpose

The SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots, protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

(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	7,000 square feet
Minimum Lot Width	65 feet
--of Corner Lot	70 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	30 feet, except as provided below and in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	6.5 feet or ten percent of lot width, whichever is greater (See Section 3.600.)
--of Corner Lot	15 feet on street side (See Section 3.600.)
Maximum Side Yard	Ten feet
Minimum Rear Yard	Ten 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 Coverage	35%, plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

Front yards may be varied under one, but not both, of the following provisions:

(a) The minimum front yard may be reduced by a maximum of five feet if 25% of the street lengths in the subdivision are curvilinear in design. In no case shall the required front yard be less than 25 feet. The term "curvilinear in design" shall refer to any street segment which is designed with a degree of curvature not less than 3° 30' and not greater than 22° 55' and which shall offset a minimum distance of 30 feet, said offset being measured perpendicular to the initial tangent line of the curve. Computation of percentage of curvilinear streets shall utilize the centerline of all interior streets, excluding streets with a right-of-way width greater than 70 feet. (See Appendix Illustration 13.)

(b) The front yard setback may be staggered, varied, or reduced to a minimum setback of 25 feet provided that the average setback for any block face shall be 30 feet. Under this provision, no more than three adjacent lots may have a setback less than 30 feet. Where setbacks are varied, the maximum setback shall be 35 feet and a minimum lot depth of 70 feet, as measured from the front building line to the rear lot line, shall be maintained.

2.812 SF-9 - Single-Family Residence-9

(1) Purpose

The SF-9 district is intended to provide areas for large-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

(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	9,000 square feet
Minimum Lot Width	75 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	30 feet, except as provided below and in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	7.5 feet or ten percent of lot width, whichever is greater (See Section 3.600.)
--of Corner Lot	15 feet on street side (See Section 3.600.)
Maximum Side Yard	Ten feet
Minimum Rear Yard	Ten 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 Coverage	35%, plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

Front yards may be varied under one, but not both, of the following provisions:

(a) The minimum front yard may be reduced by a maximum of five feet if 25% of the street lengths in the subdivision are curvilinear in design. In no case shall the required front yard be less than 25 feet. The term "curvilinear in design" shall refer to any street segment which is designed with a degree of curvature not less than 3° 30' and not greater than 22° 55' and which shall offset a minimum distance of 30 feet, said offset being measured perpendicular to the initial tangent line of the curve. Computation of percentage of curvilinear streets shall utilize the centerline of all interior streets, excluding streets with a right-of-way width greater than 70 feet. (See Appendix Illustration 13.)

(b) The front yard setback may be staggered, varied, or reduced to a minimum setback of 25 feet, provided that the average setback for any block face shall be 30 feet. Under this provision, no more than three adjacent lots may have a setback less than 30 feet. Where setbacks are varied, the maximum setback shall be 35 feet and a minimum lot depth of 70 feet, as measured from the front building line to the rear lot line, shall be maintained.

2.813 SF-20 - Single-Family Residence-20

(1) Purpose

The SF-20 district is intended to provide for single-family development in a semi-rural setting without provisions for ranching or related activities. The SF-20 district may also serve as transitional areas between ED districts and urban uses or districts.

(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	20,000 square feet
Minimum Lot Width	100 feet
--of Corner Lot	105 feet
Minimum Lot Depth	150 feet
Minimum Front Yard	35 feet, except as provided in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	Ten feet or ten percent of lot width, whichever is greater (See Section 3.600.)
--of Corner Lot	15 feet on street side (See Section 3.600.)
Maximum Side Yard	25 feet
Minimum Rear Yard	Ten feet (See Section 3.700.)
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	Three story provided the third story may not exceed ten percent of the total floor area of the building, 40 feet (See Section 3.800.)
Maximum Coverage	25%, plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

2.814 2F - Two-Family Residence (Duplex)

(1) Purpose

The 2F district is designed to provide for areas of two-family development that are consistent in design and in development patterns with typical single-family detached development. The 2F district is intended to encourage single-family ownership by permitting the division of a 2F lot along the common wall of the two residential units of a duplex.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement	
	Single-Family Residence Detached	**Two-Family Residence**
Minimum Lot Area	7,000 square feet	8,000 square feet
Minimum Lot Width	65 feet	70 feet
--of Corner Lot	70 feet	75 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet

Description	Requirement
	Single- and Two-Family Residence
Minimum Front Yard	30 feet, except as provided in Section 3.500
Minimum Side Yard (Ordinance No. 95-4-30)	6.5 feet or ten percent of lot width, whichever is greater (See Section 3.600.)
--of Corner Lot	15 feet on street side (See Section 3.600.)
Maximum Side Yard	Ten feet
Minimum Rear Yard	Ten feet (See Section 3.700.)
Maximum Height	Two story, 35 feet (See Section 3.800.)
Maximum Coverage	35%, plus ten percent additional coverage permitted for accessory buildings (See Subsection 3.701.)
Parking Requirements	Two parking spaces per dwelling unit (See Section 3.1100.)

Front yards may be varied under one, but not both, of the following provisions:

(a) The minimum front yard may be reduced by a maximum of five feet if 25% of the street lengths in the subdivision are curvilinear in design. In no case shall the required front yard be less than 25 feet. The term "curvilinear in design" shall refer to any street segment which is designed with a degree of curvature not less than 3° 30' and not greater than 22° 55', and which shall offset a minimum distance of 30 feet, said offset being measured perpendicular to the initial tangent line of the curve. Computation of percentage of curvilinear streets shall utilize the centerline of all interior streets, excluding streets with a right-of-way width greater than 70 feet. (See Appendix Illustration 13.)

(b) The front yard setback may be staggered, varied, or reduced to a minimum setback of 25 feet provided that the average setback for any block face shall be 30 feet. Under this provision no more than three adjacent lots may have a setback less than 30 feet. Where setbacks are varied, the maximum setback shall be 35 feet and a minimum lot depth of 70 feet, as measured from the front building line to the rear lot line, shall be maintained.

(4) Special Lot Requirements

(a) Lots in the 2F district may be platted in pairs such that a duplex may be placed on each pair of lots. The subdivision plat shall designate the pairs of lots and which lot lines are to be outside lot lines of each pair. There shall be only one dwelling unit per lot, and no dwelling unit shall cross a lot line. No single-family dwelling may be constructed on one of the designated pair of lots.

(b) Where lots in the 2F district are not platted in pairs, the lots may be further resubdivided into two separate lots (but no such further resubdivision shall be permitted) by metes and bounds survey prepared by a licensed surveyor of the State of Texas, such resubdivision to accomplish the division of said lots into two separate parcels so as to allow the separate use of each portion of the property as an individual dwelling, provided the date of issuance of a building permit for a two-family residence is after June 3, 1983. There shall be only one dwelling unit per parcel, and no single-family dwelling may be constructed on one of the resubdivided parcels.

(c) All utilities shall be provided separately to each duplex in a 2F district such that each unit is individually metered.

(5) Miscellaneous Requirement

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

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.

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

Description	Requirement
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.)

2.817 O-2 - General Office

(1) Purpose

The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities.

(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	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	50%, including a maximum of 30% for accessory buildings and structures.
Maximum Height	None
Maximum Floor Area Ratio	1:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

2.818 R - Retail

(ZC 2003-67; Ordinance No. 2004-3-29)

(1) Purpose

The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing.

(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	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
Maximum Side Yard	None
Minimum Rear Yard	Ten feet where no alley abuts the rear property line (See Section 3.700.)
Maximum Height	Two story, 35 feet (See Section 3.800.)
Maximum Lot Coverage	30% (For gasoline service stations see 6. below.)
Maximum Floor Area Ratio	0.6:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements

(a) For gasoline service stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.

(b) For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

(c) For independent living facilities, the following area, yard, and bulk requirements shall apply:

Description	Requirement
Minimum Lot Area	Two acres
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	25 feet, except as provided in Section 3.500
Minimum Side Yard	None (See Section 3.600.)
--of Corner Lot	25 feet on street side
Minimum Rear Yard	Ten feet, where no alley abuts the rear property line (See Section 3.700.)
Maximum Height	Two story, 35 feet allowed by right
	Three story, 45 feet allowed with approval of a specific use permit
Setbacks from Residential Development	See Subsection 3.115.

(d) Patio homes, single-family attached residences, and two-family residences shall comply respectively with standards specified in Subsections 2.808, 2.809, and 2.814, except that single-family attached residences shall be developed on individually-platted lots only. Once any properties are developed for residential purposes, no nonresidential uses, other than home occupations shall occur. (See Subsection 3.110.) Retail-zoned land proposed for residential uses shall abut residentially-zoned land that is not separated by a Type C or larger thoroughfare (per the Thoroughfare Plan of the Comprehensive Plan).

When a portion of any retail-zoned property is used for patio homes, single-family attached, two-family, and/or independent living developments, and a residual tract has been left, it shall have a minimum of two acres and access to a median opening when located on an existing or proposed divided thoroughfare (as noted on the city's Thoroughfare Plan).

Any portion of a retail-zoned tract that is developed for patio home, single-family attached, and/or two-family residences, shall have a minimum land area of five acres.

(e) For limited assembly and manufacturing uses:

Off-street parking and loading requirements for limited assembly and manufacturing or portions of buildings used for limited assembly and manufacturing:

(i) Minimum Parking: One space for each 300 square feet of gross floor area

(ii) Maximum Loading Facilities

Limited production and manufacturing buildings in Retail districts shall not exceed the following ratios for loading spaces:

Square Feet of Gross Floor Area in Structure	Maximum Loading Spaces or Berths
0 to 20,000	Four
Over 20,000	One for each additional 10,000 square feet up to a maximum of 12

The design and orientation of the building(s) shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area.

Screening elements shall be a minimum of eight feet in height at installation. Berms should not exceed a slope of three feet, horizontal to one foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.

Plant materials used for screening shall include a combination of shade and ornamental trees (four-inch minimum caliper), conifers (eight-foot minimum height) and shrubs (five gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties.

Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

Loading areas for limited assembly and manufacturing are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading area.

2.819 LC - Light Commercial

(1) Purpose

The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile related uses and limited assembly, which address local service and employment opportunities are also included in LC districts. (ZC 98-67; Ordinance No. 99-10-13)

(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	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, except as provided in 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 Height	Two story, 35 feet (See Section 3.800.)
Maximum Lot Coverage	40% (For gasoline service stations, see 6. below.)
Maximum Floor Area Ratio	0.8:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements (ZC 2002-33; Ordinance No. 2002-8-14)

(a) For gasoline service stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.

(b) For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

(7) Limited Assembly and Manufacturing

In the LC district, limited assembly and manufacturing uses shall meet the following standards: (ZC 98-67; Ordinance No. 99-10-13)

(a) Operations should be fully enclosed with no outside storage of goods or materials.

(b) Storage and distribution facilities should be incidental to the main use.

(c) Dock areas should be screened from adjacent properties and public streets.

(d) No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Section 3.1300.

2.820 CC - Corridor Commercial

(ZC 98-68; Ordinance No. 99-10-14)

(1) Purpose

The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

(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	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as specified in Section 3.500 and Setbacks from Residential Districts below
Minimum Side Yard	None
--of Corner Lot	50 feet
Maximum Rear Yard	None
Maximum Height	20 story, not to exceed 325 feet in height except as noted in Setbacks from Residential Districts below
Maximum Lot Coverage	50%, 70% if structured parking is included
Maximum Floor Area Ratio	1:1
Setbacks from Residential Districts	In addition to the above yard requirements, the following additional setbacks shall apply (as measured from nearest residential district boundary line):
	A minimum setback of three times the height up to a maximum height of eight stories or 140 feet, whichever is more restrictive, for a minimum distance of 1,000 feet.
	Beyond 1,000 feet, the setback shall be increased at one times the height above eight stories or 140 feet, whichever is more restrictive, up to 20 stories or 325 feet in height, whichever is more restrictive.

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200)

(6) Special District Requirements

(a) For gasoline service stations, canopies shall be considered as an accessory structure and shall be included in all calculations for lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures for service stations.

(b) Multifamily residences lawfully constructed prior to the institution of a CC district are permitted. Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwellings of a particular structure or site.

(7) Limited Assembly and Manufacturing

In the CC district, limited assembly and manufacturing uses shall meet the following standards:

(a) Operations should be fully enclosed with no outside storage of goods or materials.

(b) Storage and distribution facilities should be incidental to the main use.

(c) Dock areas should be screened from adjacent properties and public streets.

(d) No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Section 3.1300.

2.821 BG - Downtown Business/Government

(ZC 2003-52; Ordinance No. 2003-10-32)

(1) Purpose

The BG district is intended to serve as a pedestrian-oriented center for retail, office, governmental, cultural, entertainment, and residential uses. It is designed to ensure that development, redevelopment, and renovation within the district are consistent with the historical character of Plano's original business district and the surrounding area. The standards of this district apply to specific characteristics of Plano's downtown area and are not appropriate for other locations and districts.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement	
	Commercial and Multifamily	**Single-Family Attached**
Minimum Lot Area	None	700 square feet
Minimum Lot Width	None	20 feet
Minimum Lot Depth	None	35 feet
Front Yard Setbacks (except as noted in Section 3.500 and Other Height/Setback Requirements below)	See 5.b. below.	See 5.b. below.
Side Yard Setbacks	Interior Side Yard - None, except as noted in Section 3.600.	Interior Side Yard - None, except as noted in Section 3.600.
	Exterior Side Yard (Corner Lot) - Shall be treated the same as front yards.	Exterior Side Yard (Corner Lot) - Shall be treated the same as front yards.
Minimum Rear Yard	None except as provided in Section 3.700 and Other Height/Setback Requirements below.	None

Description	Requirement	
	Commercial and Multifamily	**Single-Family Attached**
Maximum Height	Four story (except as noted in Other Height/Setback Requirements below).	Three story (50 feet)
	The maximum height for parking structures shall be five levels at or above grade. Parking structures shall be obscured from view of streets and/or public ways designated as Type E or above on the city's Thoroughfare Plan, plus 15th Street by buildings of equal or greater height and/or special architectural and/or landscaping treatments approved in conjunction with a preliminary site plan or site plan.	
Maximum Lot Coverage	None, except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above and Other Height/Setback Requirements below.	100% including accessory buildings
Maximum Floor Area Ratio	4:1 except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above and Other Height/Setback Requirements below.	None

Description	Requirement	
	Commercial and Multifamily	**Single-Family Attached**
Other Height/Setback Requirements	In addition to the front, side, and rear yard requirements noted above, the following minimum setbacks shall apply to all structures as measured from the district boundary line of the nearest single-family and two-family residential zoning districts:	None except as noted below.
	50 feet for one or two story	
	200 feet for three or four story, except when separated by a Type E thoroughfare or larger as specified on the city's Thoroughfare Plan and/or a railroad or transit right-of-way. In such cases, the setback shall be 50 feet.	

(4) Parking Requirements (Except as noted below, all parking requirements of Section 3.1100 shall apply.)

(a) Multifamily Residence

Parking for multifamily use shall be provided as follows, except as noted in 4.d. & 4.e. below:

(i) One Bedroom or Less: One parking space per unit

(ii) Two Bedrooms: One and one-half parking spaces per unit

(iii) Three Bedrooms or More: Two parking spaces per unit

(iv) The above requirements shall also apply to situations where only one or two units are included in a building provided that they are located on the second through fourth floors only.

(b) Single-Family Attached (townhouse) Residence

Two parking spaces shall be provided for each dwelling unit as noted in 5.h. below

(c) Other Uses

One parking space for every 300 square feet of floor area except as noted in 4.d., 4.e. & 4.f. below.

(d) Credit for Public Parking

With preliminary site plan or site plan approval, the Planning & Zoning Commission may grant credit for available public parking that is accessible to a proposed development or redevelopment project.

(e) Destruction of Conforming Structures

Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. In the event of destruction of a conforming structure in the BG district, said structure may be rebuilt to its pre-destruction size with no requirements for additional parking. If said structure is rebuilt to exceed its pre-destruction size, it shall comply with 4.a., 4.b., 4.c., & 4.d. above.

(f) Additions to Existing Buildings

Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. Additional parking shall be provided only for additions to an existing conforming building. Existing structures designated or pre-designated as Heritage Resource properties may be expanded up to a total additional area of 4,500 square feet without providing additional parking.

(g) Parking Space Size

Up to 50% of required off-street parking may include small car spaces at a minimum size of 7 1/2 feet by 16 feet, if the small car parking is private and unavailable to the public. In addition, off-street parking facilities shall have minimum aisle width of 22 feet, unless angle parking is used. (See Subsection 3.1105 and Appendix Illustration 12.)

(h) Parking Placement

Onsite surface parking shall generally not be placed in the required front yard and shall generally be separated from public streets by the building which it serves. Exceptions to this requirement include:

(i) Lots Containing Surface Parking Only

Where a lot is used entirely for offsite parking for a use(s) on another lot(s), the above placement requirements shall not apply.

(ii) Multiple-Fronted Lots

Surface parking on corner lots or other lots with frontage on two or more public streets shall comply with above placement requirements along at least one street frontage.

(iii) Lots Facing Residential Districts

Where a three- or four-story building is constructed with an extended front yard setback in accordance with 3., Other Height/Setback Requirements, the above placement requirements shall not apply.

(iv) Additions to Existing Buildings

Where onsite surface parking is constructed to serve existing buildings or additions to existing buildings, the above placement requirements shall not apply.

(i) Landscaping for Parking Areas

A minimum five-foot landscape edge shall be provided between all parking lots and public streets. Within this landscape edge, ten shrubs (five gallon minimum) shall be planted per 500 square feet. (See Appendix Illustration 14.) The number of required shrubs shall be calculated solely on the area of the required landscape edge. A berm may be placed within the landscape edge in lieu of the required shrubs unless needed for a headlight screen. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed a three to one grade. Retaining walls may be used to facilitate berming if they are not visible from the street.

The following provisions shall also apply to landscape edges around parking lots:

(i) If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required.

(ii) The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted fixtures shall be planted with turf or other living groundcover.

(iii) Where a row of parking spaces faces a public street, tree islands shall be provided at intervals of one per fifteen spaces. The islands shall extend the full length of the parking space and shall be a minimum width of ten feet. Trees planted in the islands shall be selected, installed and maintained in accordance with Section 3.1200.3, 4, & 5.

No site developed prior to December 9, 2002, shall be required to conform to the landscaping requirements of this section unless the site is being redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.

(j) Landscaping/Screening for Parking Lots Adjacent to Residential Areas

Where parking is within 50 feet of residentially-zoned property and is not screened from view by a wall, berm, or other screen specified in Section 3.1000, a continuous screen of shrubs (five gallon minimum) must be placed adjacent to the parking. The required landscaping shall comply with the following regulations:

(i) The required shrubs shall create a minimum three-foot tall screen within two years of planting.

(ii) Drought and freeze-resistant shrubs shall be used including, but not limited to, Photinia, Dwarf Burford Holly, Dwarf Chinese Holly, or Dwarf Yaupon Holly. Other plants may be used with staff approval.

(iii) All plant materials shall be selected, installed, and maintained in accordance with Section 3.1200.3, 4, & 5.

(5) Special District Requirements

(a) Definitions of Streets within the District

(i) Major streets shall be defined as 15th Street, 14th Street, K Avenue, and Municipal Avenue.

(ii) Minor streets shall be defined as all streets, other than the major streets, which are built with a standard curb, gutter, and sidewalks.

(iii) Mews streets shall be defined as a service drive for automotive and pedestrian traffic with a central circulation lane a width of 24 feet or less which functions as a public street. No curbs or sidewalks are required within mews street right-of-way.

(b) Front yard setbacks are measured from the outside of curb or outside of lane marking where there is no curb. Front yard setbacks are determined based on provided on-street parking and the type of street frontage as follows:

	Designated on-street parking spaces are provided between the street and the building.		No designated on-street parking spaces are provided between the street and the building.	
Setback	**Minimum**	**Maximum**	**Minimum**	**Maximum**
Mews Street	3	20	3	20
Minor Street	5	20	10	20
Major Street	10	20	15	20

(c) A nonconforming building may be reconstructed to its original setback if it does not exceed the maximum permitted setback.

(d) Minimum of two-thirds of the front facade of the building shall fall within the minimum and maximum setback.

(e) First Floor Use

No building, excluding parking structures, in the area bounded by 14th Street on the south, H Avenue on the west, 16th Street on the north, and Municipal/L Avenue on the east, shall have more than 60% of its total linear frontage on streets or public ways devoted to residential use.

(f) Extensions into Rights-of-Way or Access Easements

(i) Outdoor eating areas may extend into rights-of-way or access easements of streets or public ways, if a minimum sidewalk clearance and/or distance to curb line of a street or public way of five feet is maintained.

(ii) Canopies, balconies, stoops, bay windows, awnings, planting beds, and other building projections may extend into rights-of-way and/or easements of streets, public ways, and/or railroad or transit facilities if a minimum sidewalk clearance and/or distance to the curb line of five feet is maintained.

(g) Special Regulations for Multifamily Residences

(i) Minimum Floor Area per Dwelling Unit

1. 400 square feet for efficiency units
2. 475 square feet for one bedroom units
3. 625 square feet for two bedroom units
4. 150 square feet for each additional bedroom

(ii) Maximum Density: 100 dwelling units per acre

(iii) Minimum Density: 40 dwelling units per acre

(iv) No more than 200 dwelling units may be located within any block bounded by streets, public ways, and/or railroad or transit rights-of-way.

(v) Usable open space requirements as specified in Subsection 3.104.4. shall not apply.

(vi) The above requirements shall also apply to situations where only one or two units are included in a building.

(h) Special Regulations for Single-Family Attached Residences (townhouses)

(i) Each dwelling unit shall be on an individually-platted lot. No more than 50% of the lots within a development may abut a mews street as the only point of street frontage and access.

(ii) Maximum Density: 40 dwelling units per acre

(iii) Minimum Floor Area per Dwelling Unit: 800 square feet

(iv) Street trees are required at the rate of one tree per 40 linear feet of major and minor street frontage. Trees shall be placed in planting beds or tree grates within five feet of the back of the street curb.

(v) Sidewalks with a minimum unobstructed width of five feet shall be placed along major and minor street frontage. Sidewalks are in addition to and placed adjacent to street tree areas as described in the above paragraph.

(vi) Stoops and landscape areas adjacent to the building may extend a maximum distance of five feet into the area between the front facade of the building and the back of the street curb.

(vii) Maximum Building Length: 200 feet

(viii) Buildings must be separated by a minimum distance of ten feet.

(ix) No usable open space areas are required.

(x) Each dwelling unit shall have a garage with a minimum of two parking spaces. Garage entrances shall be allowed only from a mews street or alley. The distance from the garage to the travel lane of the alley or mews street shall be five or less feet in length or shall be 20 feet or greater in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.

(xi) Fencing is allowed in the front yard setback up to eight feet in height. Fencing is restricted to wrought iron, tubular steel, tubular aluminum, or masonry. Fencing must be 50% open in construction for each unit. Each unit with a fence in the front yard must have an operable gate that opens to the street.

2.822 CB-1 - Central Business-1

(1) Purpose

The CB-1 district is intended for use in conjunction with the CE district to permit a highly concentrated business center similar to traditional downtown areas of major cities.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Description	Requirement	
	Residential	**Nonresidential**
Maximum Residential Density	21.5 units per acre; 174 units per acre if over three story	N/A
Minimum Lot Area	8,400 square feet	None
Minimum Lot Width	70 feet	None
Minimum Lot Depth	120 feet, one-three story; 200 feet, three or more story	None
Minimum Front Yard	None, except as provided in Subsection 3.104 and Section 3.500	None, except as provided in Section 3.500
Minimum Side Yard	None, except as provided in Subsection 3.104 and Section 3.600	None, except as provided in Section 3.600
Maximum Side Yard	None	None
Minimum Rear Yard	None (See Subsection 3.104 and Section 3.700.) (ZC 98-15)	Ten feet, where no alley abuts the rear property line (See Section 3.700.)
Minimum Floor Area per Dwelling Unit	400 square feet, with no more than ten percent of the units less than 550 square feet (ZC 98-15)	N/A
Maximum Lot Coverage	None	None (For gasoline service stations, see 5.a. below.)
Maximum Height	None	None
Minimum Open Space	100 square feet per unit (ZC 98-15)	None

(4) Parking Regulations

In addition to the requirements in Section 3.1100, the following requirements shall apply:

(a) Off-street parking for any residential use permitted in the district shall be 1.5 spaces for each dwelling unit. The minimum parking requirements for any other use requiring the approval of a site plan shall be as established on the site plan. (ZC 98-15)

(b) Any off-street parking requirements may be provided offsite even if such sites are nonadjacent or noncontiguous or within a different zoning district, provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking shall be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.

(c) Up to 50% of the off-street parking requirements for any general office and/or manufacturing, processing, or repair use may be satisfied without site plan approval by utilizing "parking space, small car" as defined in Section 3.1100.

(5) Special District Requirements

(a) Miscellaneous

(i) District requires a minimum contiguous area of 100 acres.

(ii) The City Council, at the time of granting CB-1 district zoning to any tract of land, shall have the authority to modify the district requirements and may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas including, but not limited to, light and air orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space, and screening.

(iii) The City Council, at the time of granting CB-1 district zoning to any tract of land, shall have the authority to limit multifamily uses to certain designated locations within such tract and to limit the number of multifamily units to be built on such designated locations.

(iv) A general phasing plan for the total development of the property shall be approved at the time of land study approval.

(v) The general allocation of permitted density levels of development on the various sections of the property shall be approved at the time of land study approval.

(vi) Site plan approval in accordance with Article 5 shall be required for development of property.

(vii) For gasoline service stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures.)

(b) Overall Density Restriction

The City Council, at the time of granting CB-1 district zoning to any tract of land, may impose an overall density requirement on such tract.

(c) Location of Uses

(i) No radio, television, or microwave tower shall be located within a distance from any residential structure equal to at least the height of such tower. No residential structure shall be located within a distance from any radio, television, or microwave tower equal to at least the height of such tower. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of the residential structure.

(ii) No radio, television, or microwave tower shall be located within a distance equal to at least the height of such tower from any area zoned residential by the City of Plano or shown as residential on the then existing Land Use Plan of the City of Plano. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of such area.

(iii) Notwithstanding the foregoing such uses may be located in closer proximity by specific use permit.

(6) Special Rules for CE and CB-1 Zoning

(a) On the portion of the property zoned CE, a maximum of 2,500 multifamily dwelling units shall be permitted by right within an area within 2,500 feet of the centerline of White Rock Creek and within the Plano Independent School District. Units not built within this area may be transferred to the CB-1 district as noted below. Additional multifamily dwelling units may be permitted within such area, and multifamily dwelling units may be permitted in any other location on the portion of the property zoned CE by specific use permit. (ZC 98-15)

(b) On the portion of the property zoned CB-1, a maximum of 1,500 multifamily dwelling units shall be permitted by right. However, additional units may be allowed by right through transfer of unused units in the White Rock Creek area as noted above. Additional multifamily dwelling units may be permitted on the portion of the property zoned CB-1 by specific use permit. (ZC 98-15)

(c) A maximum of 65% non-permeable surface shall be permitted in the White Rock Creek and Indian Creek drainage basins. This restriction shall apply only to property zoned CE and not to any property zoned CB-1. This shall be an aggregate limitation only, applying to the property within each drainage basin as a whole and not to any individual lot or tract therein.

(d) Sites for fire stations, police stations, schools, water towers, and reservoirs shall be provided at such time, if ever, as such sites are determined to be necessary.

(e) Electrical and/or communication utility lines shall be installed underground in compliance with utility service regulations as development or redevelopment occurs along all roadways (Type C or above). Exceptions to the above requirements are: (ZC 98-66; Ordinance No. 98-9-22)

(i) Overhead placement is permitted along the southern right-of-way boundary of S.H. 121 and along the outside lanes of the Dallas North Tollway frontage roads for electrical distribution and communications lines sharing the same support structures. Single-post concrete and/or steel support structures are required. (ZC 98-66; Ordinance No. 98-9-22)

(ii) Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced or upgraded. (ZC 98-66; Ordinance No. 98-9-11)

2.823 CE - Commercial Employment

(1) Purpose

The CE district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, light manufacturing, and multifamily residences. The major focus of the CE district is to be corporate headquarters and research facilities arranged in a campus-like setting.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirement

Description	Requirement	
	Residential	**Nonresidential**
Maximum Residential Density	21.5 units per acre; 174 units per acre if over three story	N/A
Minimum Lot Area	8,400 square feet	None
Minimum Lot Width	70 feet	None
Minimum Lot Depth	120 feet, one-three story; 200 feet, three or more stories	None
Minimum Front Yard	25 feet, except as provided in Subsection 3.104 and Section 3.500	50 feet, except as provided below and in Section 3.500.
Minimum Side Yard	Ten feet (See Subsection 3.104 and Section 3.600.)	None, except as provided in Section 3.600.
--of Corner Lot	25 feet on street side (See Subsection 3.601.)	50 feet on street side
Maximum Side Yard	None	None
Minimum Rear Yard	Ten feet (See Subsection 3.104 and Section 3.700.)	Ten feet where no alley abuts the rear property line (See Section 3.700.)
Minimum Floor Area per Dwelling Unit	500 square feet - Efficiency	N/A
	650 square feet - One bedroom	N/A
	800 square feet - Two bedroom	N/A
	200 square feet per additional bedroom	N/A

Description	Requirement	
	Residential	**Nonresidential**
Maximum Lot Coverage	40%, plus ten percent additional coverage permitted for accessory structures (See below and Subsection 3.701.)	50% retail and mixed use; 40% all other uses (For gasoline service stations, see 6.a. below.)
Maximum Height	Where adjacent to existing or planned residential zoning, the setback from the zoning district boundaries shall be:	Where adjacent to existing or planned residential zoning, the setback from the zoning district boundaries shall be:
	0 - 400 feet - Two story	0 - 400 feet - Two story
	401 - 600 feet - Four story	401 - 600 feet - Four story
	601 - 800 feet - Six story	601 - 800 feet - Six story
	800+ feet - No restriction, except as provided for under Section 3.500. Where adjacent to existing or planned residential zoning but separated by a Type B or higher thoroughfare, the setback from the zoning district boundaries shall be as follows:	800+ feet - No restriction, except as provided for under Section 3.500. Where adjacent to existing or planned residential zoning, but separated by a Type B or higher thoroughfare the setback from the zoning district boundaries shall be as follows:
	0 - 600 feet - Four story	0 - 600 feet - Four story
	601 - 800 feet - Six story	601 - 800 feet - Six story
	800+ feet - No restriction, except as provided for under Section 3.500	800+ feet - No restriction, except as provided for under Section 3.500.
Minimum Open Space	Same as MF-3 requirements in Subsection 3.104.5	None

(4) Landscaping

Section 3.1200 shall apply, except as amended to require 7% of the lot area to be used for landscaping for retail, and ten percent of the lot area to be used for landscaping for mixed use development including retail and requiring 15% of the lot area to be used for landscaping for all other types of use and development.

(5) Parking Regulations

In addition to the requirements in Section 3.1100, the following requirements shall apply:

(a) Off-street parking for any residential use permitted in the district shall be two spaces for each dwelling unit. The minimum parking requirements for any other use requiring the approval of a site plan shall be established on the site plan.

(b) Any off-street parking requirements may be provided offsite even if such sites are nonadjacent or noncontiguous or in a different zoning district, provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking shall be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.

(c) Up to 50% of the off-street parking requirements for any general office and/or manufacturing, processing, or repair use may be satisfied without site plan approval by utilizing "parking space, small car" as defined in Section 3.1100.

(6) Special District Requirements (ZC 2002-33; Ordinance No. 2002-8-14)

(a) Miscellaneous

(i) District requires a minimum contiguous area of 200 acres.

(ii) Parking structures or surface parking facilities shall be excluded in computing lot coverage.

(iii) A minimum front yard of 50 feet shall be required for any nonresidential use; provided, however, none of the off-street parking requirements set forth in Section 3.1100 shall be met utilizing the first 20 feet of such front yard. A minimum front yard of 25 feet shall be required for any residential use; provided, however, that in no case shall the front yard be less than one-half the height of the building, and in no case need such front yard exceed 50 feet regardless of the height of the building.

(iv) The City Council, at the time of granting CE district zoning to any tract of land, shall have the authority to modify the district requirements, and may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas including, but not limited to, light and air orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space, and screening.

(v) The City Council, at the time of granting CE district zoning to any tract of land, shall have the authority to limit multifamily uses to certain designated locations within such tract and to limit the number of multifamily units to be built on such designated locations.

(vi) A general phasing plan for the total development of the property shall be approved at the time of land study approval.

(vii) The general allocation of permitted density levels of development on the various sections of the property shall be approved at the time of land study approval.

(viii) Site plan approval in accordance with Article 5 shall be required.

(ix) For gasoline service stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures.)

(x) For mini-warehouse/public storage developments, a maximum 50% lot coverage shall be allowed.

(b) Overall Density Restriction

The City Council, at the time of granting CE district zoning to any tract of land, may impose an overall density requirement on such tract.

(c) Location of Uses

(i) Radio, Television, or Microwave Tower

No radio, television, or microwave tower shall be located within a distance from any residential structure equal to at least the height of such tower. No residential structure shall be located within a distance from any radio, television, or microwave tower equal to at least the height of such tower. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of the residential structure.

No radio, television, or microwave tower shall be located within a distance equal to at least the height of such tower from any area zoned residential by the City of Plano or shown as residential on the then existing Land Use Plan of the City of Plano. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of such area. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit.

(ii) Heliport or Helistop

No heliport or helistop shall be located within 1,000 feet of any lot, tract, or parcel upon which a residence or dwelling is located or within 1,000 feet of any area zoned residential or shown as residential on the then existing Land Use Plan. No residences or dwellings shall be constructed within 1,000 feet of an existing heliport or helistop. The measurement of the 1,000 feet is to be made in a straight, horizontal line from the edge of the heliport or helistop pad to the closest prohibited property line, provided that this provision shall not apply to those hospitals which maintain a helistop for medical emergency flight purposes. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit. (See Subsection 3.106 for other provisions.)

(iii) Automobile Service Station

No automobile service station shall be located within 400 feet of any residential structure and no residential structure shall be located within 400 feet of any automobile service station.

No automobile service station shall be located within 400 feet of any area zoned residential by the City of Plano or shown as residential on the then existing Land Use Plan of the City of Plano.

Such distances shall be measured as the shortest possible distance in a straight line from the closest point of the automobile service station to the closest point of the residential structure or area, as the case may be. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit.

(7) Special Rules for CE and CB-1 Zoning

(a) On the portion of the property zoned CE, a maximum of 2,500 multifamily dwelling units shall be permitted by right within an area within 2,500 feet of the centerline of White Rock Creek and within the Plano Independent School District. Units not built within this area may be transferred to the CB-1 district as noted below. Additional multifamily dwelling units may be permitted within such area, and multifamily dwelling units may be permitted in any other location on the portion of the property zoned CE by specific use permit. (ZC 98-15)

(b) On the portion of the property zoned CB-1, a maximum of 1,500 multifamily dwelling units shall be permitted by right. However, additional units may be allowed by right through transfer of unused units in the White Rock Creek area as noted above. Additional multifamily dwelling units may be permitted on the portion of the property zoned CB-1 by specific use permit. (ZC 98-15)

(c) A maximum of 65% non-permeable surface shall be permitted in the White Rock Creek and Indian Creek drainage basins. This restriction shall apply only to property zoned CE and not to any property zoned CB-1. This shall be an aggregate limitation only, applying to the property within each drainage basin as a whole and not to any individual lot or tract therein.

(d) Sites for fire stations, police stations, schools, water towers, and reservoirs shall be provided at such time, if ever, as such sites are determined to be necessary.

(e) Electrical and/or communication utility lines shall be installed underground in compliance with utility service regulations as development or redevelopment occurs along all roadways (Type C or above). Exceptions to the above requirements are: (ZC 98-66; Ordinance No. 98-9-22)

(i) Overhead placement is permitted along the southern right-of-way boundary of S.H. 121 and along the outside lanes of the Dallas North Tollway frontage roads for electrical distribution and communication lines sharing the same support structures. Single-post concrete and/or steel support structures are required. (ZC 98-66; Ordinance No. 98-9-22)

(ii) Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded. (ZC 98-66; Ordinance No. 98-9-11)

2.824 RC - Regional Commercial

(ZC 2000-68; Ordinance No. 2000-10-11)

(1) Purpose

The RC district is intended for use in conjunction with an RE district. It provides for retail and service uses at appropriate nodes within the corridor of specified tollways and expressways serving Plano and surrounding communities, in addition to office and limited manufacturing uses. The district's standards are designed to ensure compatibility between various uses within a corridor and surrounding residential neighborhoods.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Building placement and bulk are subject to compliance with building and fire codes.

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	From the frontage roads of a Type T or AA thoroughfare (as identified on the city's Thoroughfare Plan), 50 feet
	From all other streets, 50 feet except as specified in Section 3.500 or Other Setback Requirements below
Minimum Side Yard	None
--of Corner Lot	50 feet on street side
Minimum Rear Yard	None
Maximum Height (ZC 2001-08; Ordinance No. 2001-5-28)	20 story, not to exceed 325 feet in height except as noted in Other Setback Requirements below
	Structured parking is limited to three levels total at or above grade and may be further restricted by the setback requirements as set forth in Other Setback Requirements below. Grade level parking counts as one of the three total levels. Below grade parking may be constructed in addition to the three levels of at or above grade parking provided that at least one-half of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.
Maximum Lot Coverage	50%, 70% if structured parking facilities are included
Maximum Floor Area Ratio	1:1

Description	Requirement
Other Setback Requirements (ZC 2001-08; Ordinance No. 2001-5-28)	In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum setbacks from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district:
	A minimum setback of 50 feet as measured from the property line or three times the height, minus 30 feet, as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure, or accessory building, at a certain setback, would be equal to one-third the setback plus ten feet.
	A maximum height of eight stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.
	Beyond 1,000 feet, the setback shall be increased at a rate of one time the height of that portion above 140 feet or eight stories, whichever is more restrictive, up to 325 feet in height or 20 stories, whichever is more restrictive.
	(See Appendix Illustration No. 17 for clarification.)

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Sections 3.1200 and 4.600 and Subsection 2.824.6.)

(6) Special District Requirements

The design and orientation of buildings and related elements shall be in accordance with the following:

(a) Loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and automobile or truck service bays shall be located a minimum of 100 feet from rights-of-way of Type C and above thoroughfares that form a boundary between an RE district and adjacent zoning districts. The Planning & Zoning Commission may require wing walls or other techniques to visually screen loading docks or spaces, trash collection facilities and service bays from surrounding streets. In addition to the requirements for placement and screening of these facilities as outlined above and in Sections 3.1000 and 3.1100, any loading docks or spaces, trash collection facilities, or service bays which face toward the parallel Type C and above thoroughfares and which are not blocked from view by a building or other structure shall be screened by increased landscaping requirements. In such instances, a 50-foot landscape edge will be required for the full length of the lot or parcel under development. Earthen berms of at least four feet in height, as measured from the finished grade of the lot, shall be placed within the landscape edge. Said berms shall have a maximum slope of four to one, requiring at least four feet of horizontal width for every one foot in vertical height. Said berms may be placed within the required front yard only when used to screen loading spaces, trash collection facilities, and service bays. The landscape edge shall include one three-inch caliper shade tree and

one ornamental tree (seven-foot planted height) per 25 feet of frontage on specified thoroughfares. Driveways may extend through the landscape edge if they meet the city's requirements for location, design, and traffic visibility.

(b) Seventy-five percent of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes may be used on the remaining 25% of any exposed exterior wall. The Planning & Zoning Commission may allow, at its sole discretion, the use of concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.

(c) Roof-mounted mechanical units shall be screened in accordance with Subsection 3.1003. Ground-mounted mechanical units shall be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens shall be a minimum of six feet in height. Plants must be placed so as to create a six-foot tall solid screen within two years of installation. All landscaping must be irrigated and must be replaced if damaged.

(d) Cross-access easements shall be provided in accordance with Section 5.2, Lot Design and Improvements, of the City of Plano Subdivision Ordinance No. 95-4-25 and its subsequent amendments. In addition to requiring cross access to median openings, cross-access easements may be required to provide access to at least two public thoroughfares. The Planning & Zoning Commission may determine that cross access is not appropriate for reasons of security, safety, or circulation.

2.825 RE - Regional Employment

(ZC 2000-68; Ordinance No. 2000-10-11)

(1) Purpose

The RE district is intended to provide for office and limited manufacturing uses that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities. Some retail uses are also appropriate when developed in conjunction with the primary uses. The district's standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods.

(2) Permitted Uses

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

(3) Area, Yard, and Bulk Requirements

Building placement and bulk are subject to compliance with building and fire codes.

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	From the frontage roads of a Type T or AA thoroughfare (as identified on the city's Thoroughfare Plan), 50 feet
	From all other streets, 50 feet, except as specified in Section 3.500 or Other Setback Requirements below
Minimum Side Yard	None
--of Corner Lot	50 feet on street side
Minimum Rear Yard	None
Maximum Height (ZC 2001-08; Ordinance No. 2001-5-28)	20 stories, not to exceed 325 feet in height, except as noted in Other Setback Requirements below
	Structured parking is limited to three levels total at or above grade and may be further restricted by the setback requirements as set forth in Other Setback Requirements below. Grade level parking counts as one of the three total levels. Below grade parking may be constructed in addition to the three levels of at or above grade parking provided that at least one-half of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.
Maximum Lot Coverage	50%, 70% if structured parking facilities are included
Maximum Floor Area Ratio	1:1

Description	Requirement
Other Setback Requirements (ZC 2001-08; Ordinance No. 2001-5-28)	In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum setbacks from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district:
	A minimum setback of 50 feet as measured from the property line or three times the height, minus 30 feet as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure or accessory building, at a certain setback, would be equal to one-third the setback plus ten feet.
	A maximum height of eight stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.
	Beyond 1,000 feet, the setback shall be increased at a rate of one time the height of that portion above 140 feet or eight stories, whichever is more restrictive, up to 325 feet in height or 20 stories, whichever is more restrictive.
	(See Appendix Illustration No. 17 for clarification.)

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Sections 3.1200 and 4.600 and Subsection 2.825.6.)

(6) Special District Requirements

(a) The design and orientation of buildings and related elements shall be in accordance with the following:

(i) Loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and automobile or truck service bays shall be located a minimum of 100 feet from rights-of-way of Type C and above thoroughfares that form a boundary between an RE district and adjacent zoning districts. The Planning & Zoning Commission may require wing walls or other techniques to visually screen loading docks or spaces, trash collection facilities, and service bays from surrounding streets. In addition to the requirements for placement and screening of these facilities as outlined above and in Sections 3.1000 and 3.1100, any loading docks or spaces, trash collection facilities, or service bays which face toward the parallel Type C and above thoroughfares and which are not blocked from view by a building or other structure shall be screened by increased landscaping requirements. In such instances, a 50-foot landscape edge will be required for the full length of the lot or parcel under development. Earthen berms of at least four feet in height, as measured from the finished grade of the lot, shall be placed within the landscape edge. Said berms shall have a maximum slope of four to one, requiring at least four feet of horizontal width for every one foot in vertical height. Said berms may be placed within the required front yard only when used to screen loading spaces, trash collection

facilities, and service bays. The landscape edge shall include one three-inch caliper shade tree and one ornamental tree (seven foot planted height) per 25 feet of frontage on the specified thoroughfare. Driveways may extend through the landscape edge if they meet the city's requirements for location, design, and traffic visibility.

(ii) Seventy-five percent of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes may be used on the remaining 25% of any exposed exterior wall. The Planning & Zoning Commission may allow, at its sole discretion, the use of concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings. (ZC 2001-08; Ordinance No. 2001-5-28)

(iii) Roof-mounted mechanical units shall be screened in accordance with Subsection 3.1003. Ground-mounted mechanical units shall be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens shall be a minimum of six feet in height. Plants must be placed so as to create a six-foot tall solid screen within two years of installation. All landscaping must be irrigated and must be replaced if damaged.

(iv) Cross-access easements shall be provided in accordance with Section 5.2, Lot Design and Improvements, of the City of Plano Subdivision Ordinance No. 95-4-25 and its subsequent amendments. In addition to requiring cross access to median openings, cross-access easements may be required to provide access to at least two public thoroughfares. The Planning & Zoning Commission may determine that cross access is not appropriate for reasons of security, safety, or circulation.

(b) Retail and service uses identified with an "*" in Subsection 2.502, Schedule of Permitted Uses, may not occupy more than ten percent of the gross floor area** of a building unless the building and the designated location and amount of said uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed ten percent of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.

(c) A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RE district as part of the ten percent allowance described above if it has a minimum of 5,000 square feet of gross floor area** and no drive-in window.

** "Gross Floor Area" means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating two buildings, but shall exclude any space where the floor-to-ceiling height is less than six feet and all patios, balconies, and parking facilities.

2.826 RT - Research/Technology Center

(ZC 98-69; Ordinance No. 98-10-10)

(1) Purpose

The RT district is intended to create a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus 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	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Section 3.500 and Other Setback Requirements below
Minimum Side Yard	30 feet, except as provided in Section 3.600 and Other Setback Requirements below
Minimum Rear Yard	30 feet, except as provided in Section 3.700 and Other Setback Requirements below
Maximum Height	20 story, not to exceed 325 feet in height. One story buildings shall not exceed 28 feet, inside clear height (exclusive of interior support structures), except as specified in Other Setback Requirements below.
Maximum Lot Coverage	45%, 60% with structured parking
Maximum Floor Area Ratio	1:1
Minimum District Size	25 contiguous acres
Other Setback Requirements	In addition to the above yard requirements, the following additional setbacks shall apply (as measured from nearest residential district boundary line):
	A minimum setback of three times the height up to a maximum height of eight stories or 140 feet, whichever is more restrictive, for a minimum distance of 1,000 feet.
	Beyond 1,000 feet, the setback shall be increased at one time the height above eight stories or 140 feet, whichever is more restrictive, up to 12 stories or 200 feet in height, whichever is more restrictive.

(4) Off-Street Parking and Loading Requirements (See Section 3.1100.) (ZC 2002-48; Ordinance No. 2002-10-41)

(a) Maximum Loading Facilities

Buildings in RT districts shall not exceed the following ratios for loading spaces:

Square Feet of Gross Floor Area in Structure	Maximum Loading Spaces or Berths
Zero to 20,000	Four
Over 20,000	One for each additional 10,000 square feet up to a maximum of 12

(b) The design and orientation of the building(s) shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. No loading spaces or areas shall be located within 100 feet of the boundary line of a residential district. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area.

Screening elements should be a minimum of eight feet in height at installation. Berms should not exceed a slope of three feet, horizontal to one foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.

Plant materials used for screening shall include a combination of shade and ornamental trees (four-inch minimum caliper), conifers (eight-foot minimum height), and shrubs (five gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties.

Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

(c) Loading areas in RT districts are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading areas.

(d) In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building.

(5) Landscaping

A minimum of 20% of the total lot area shall be landscaping which may include courtyards, plazas, walkways, water features, and related treatments in addition to plant materials. (See Section 3.1200.)

(6) Signage Standards

All freestanding general business, identification, institution, and multipurpose signs, as defined in the Sign Ordinance (No. 91-4-12) and its subsequent updates and revisions, shall be monument type. The copy shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business Signs	
Maximum Height	12 feet*
Maximum Size	90 square feet*
Maximum Size of Copy Area	70 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Five feet
Maximum Size	50 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	12 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	12 feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet	

For freestanding signs located within 150 feet of a residential zoning district, the following standards shall apply:

General Business Signs	
Maximum Height	Six feet*
Maximum Size	50 square feet*
Maximum Size of Copy Area	35 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Four feet
Maximum Size	25 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

Institutional Signs	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

Multipurpose Signs	
Maximum Height	Six feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet.	

All other provisions of Ordinance No. 91-4-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the provisions of this ordinance shall apply.

(7) Special District Requirements

(a) In the RT district, permitted uses shall meet the following standards:

(i) Operations should be fully enclosed with no outside storage of goods or materials.

(ii) No noise, vibration, odor, smoke, and dust should impact adjacent properties in conformance with the performance standards in Section 3.1300.

(b) Retail and service uses identified with an "*" in Subsection 2.502, Schedule of Permitted Uses, may not occupy more than ten percent of the gross floor area** of a building unless the building and the designated location and amount of said uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed ten percent of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.

A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RT district as part of the ten percent allowance described above if it has a minimum of 5,000 square feet of gross floor area** and no drive-in window.

** "Gross Floor Area" means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating two buildings, but shall exclude any space where the floor-to-ceiling height is less than six feet and all patios, balconies, and parking facilities.

(c) An office - showroom/warehouse use is permitted in an RT district only when the first floor of the building housing said use does not exceed 100,000 square feet of gross floor area. In addition, any office - showroom/warehouse use shall not have more than 70% of its gross floor area devoted to warehousing. Existing office - showroom/warehouse and/or storage or wholesale warehouse developments and properties with a valid preliminary site plan or site plan for said uses, approved prior

to the initial zoning of property as RT, are exempt from the above requirements for maximum building size and percentage of space devoted to warehousing. If a valid, approved preliminary site plan expires before approval of a site plan or if a valid, approved site plan expires before issuance of a building permit, the above exemptions shall no longer apply. The above exemption does not apply to uses other than office - showroom/warehouse and/or storage or wholesale warehouse. Existing uses other than those permitted by right in an RT district or preliminary site plan or site plan proposing uses other than those permitted by right in an RT district, except storage or wholesale warehouse, are not exempted from the above requirements. Notwithstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. For a use within a development as described above in which more than 70% of its gross floor area is devoted to warehousing, the period of time that the structure is vacant between tenants shall not be deemed an intentional abandonment of the nonconforming use as described in Subsection 2.704. (ZC 2000-36; Ordinance No. 2000-6-26)

(d) Any existing development or properties with a valid preliminary site plan or site plan approved prior to the zoning of a property as RT shall be exempted from the Area, Yard, and Bulk, Off-Street Parking and Loading, and Landscaping requirements specified for RT districts, and the preceding standards shall apply except for 4.c. above regarding loading areas. Not withstanding Subsection 2.703, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded. (ZC 2002-48; Ordinance No. 2002-10-41)

(e) Warehousing is allowed as an accessory use to limited assembly and manufacturing use and is not subject to the maximum percentage requirements in 7.c. above.

2.827 LI-1 - Light Industrial-1

(1) Purpose

The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

(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	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet but may be reduced to 30 feet on a Type F or smaller thoroughfare provided:
	Parking and drives are prohibited between the building face and the street.
	Building height is limited to one story within 50 feet of the front property line.
Minimum Side Yard	None, except as provided in Section 3.600
--of Corner Lot	50 feet
Maximum Side Yard	None
Minimum Rear Yard	Ten feet where no alley abuts rear lot line (See Section 3.700.)
Maximum Lot Coverage	50%
Maximum Height	None
Maximum Floor Area Ratio	1:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements

(a) Metal exterior buildings are prohibited in the LI-1 district, except that such buildings may be permitted by approval of a site plan.

(b) For gasoline service stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for service stations.)

2.828 LI-2 - Light Industrial-2

(1) Purpose

The LI-2 district is intended to provide areas for manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts.

(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	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet but may be reduced to 30 feet on a Type F or smaller thoroughfare provided:
	Parking and drives are prohibited between the building face and the street.
	Building height is limited to one story within 50 feet of the front property line.
Minimum Side Yard	None, except as provided in Section 3.600
--of Corner Lot	50 feet
Maximum Side Yard	None
Minimum Rear Yard	Ten feet where no alley abuts rear lot line (See Section 3.700.)
Maximum Lot Coverage	50%
Maximum Height	None
Maximum Floor Area Ratio	2:1

(4) Parking Requirements (See Section 3.1100.)

(5) Landscaping (See Section 3.1200.)

(6) Special District Requirements

(a) Metal exterior buildings are prohibited in the LI-2 district, except that such building may be permitted by approval of a site plan.

(b) For gasoline service stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for service stations.)

Article 3. Supplementary Regulations

3.100 Supplementary Regulations for Principal Permitted Uses and Specific Uses

3.101 Arcades

An arcade shall be prohibited within 300 feet of any church or residentially-zoned district and within 1,000 feet of any public or parochial school. The 300 foot separation from a residentially-zoned district may be waived altogether, and the 1,000 foot separation between an arcade and a public or parochial school may be reduced to a minimum of 300 feet, if City Council affirmatively finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood. The distance is measured in a straight line from the front door of the premises to be permitted to the nearest property line of the church, school, or residential property. (ZC 93-21; Ordinance No. 93-9-24)

3.102 Day Care Centers

(ZC 96-32; Ordinance No. 96-8-11)

Site plan approval by the Planning & Zoning Commission shall be required for all day care center sites, whether or not a specific use permit is required.

Day care centers are a permitted use by right if operated by an organized church and within the building complex of said church. However, operation of day care facilities requires site plan approval and issuance of a Certificate of Occupancy for day care.

Day care centers located within any residential district except multifamily districts shall be required to plat in multiples of the minimum lot width of the district classification requirements. The lot depth shall meet the minimum requirements and in no case shall be approved in a configuration which could not, in the Planning & Zoning Commission's opinion, be converted into standard lots for residential development.

(1) Day care centers are permitted in nonresidential districts only when:

(a) The day care center is platted on an individual lot.

(b) The day care center is in a multi-occupant building with direct access to the exterior of the building. Direct access must be provided to the outdoor play space. The outdoor play space must be immediately adjacent and not separated from the day care center.

(c) The day care center is in an enclosed shopping mall exceeding 500,000 square feet of gross leasable area, provided the center shall be located within the interior of the mall, with no direct access to the exterior of the building. Day care shall be provided for less than four hours per day for an individual person within a mall day care center.

(d) The day care center is located in an office structure or similar single-user structure with no direct access to the exterior of the building other than doorways connecting to outdoor play space as per building code requirements.

(e) The day care center is an accessory use which provides a service to employees, customers, or patrons of the principal use. A two-square-foot identification sign may be provided.

(f) The day care center is in an accessory building located on the same lot as the main building which provides a service to employees, customers, or patrons of the main building. A two-square-foot identification sign may be provided.

(2) All day care centers shall comply with the following standards:

(a) All passenger loading and unloading areas and outdoor play space shall be located so as to avoid conflict with vehicular traffic. Adequate walkways shall be provided.

(b) Outdoor play space shall be provided at a rate of 65 square feet per child. This requirement shall be based on the maximum design capacity of the day care facility constructed. The outdoor play space shall have no dimension of less than 30 feet. This requirement may be waived by the Planning & Zoning Commission if the day care is provided for less than four hours per day for an individual person.

(c) In residential districts, a maximum of one-half of the required outdoor play space may be provided offsite in a public park. When off-premises outdoor play area is utilized, it must be located within 100 feet of the day care facility premises and safely accessible without crossing at-grade any major or secondary thoroughfare.

(d) No day care center shall be part of a single-family or two-family dwelling.

(e) A day care center shall abut and derive its primary access from a street with a pavement width of 36 feet or greater.

(f) As a general guideline, no portion of a day care center site should be located within 300 feet of gasoline pumps or underground gasoline storage tanks, or any other storage area for explosive materials.

3.103 Construction Yards, Field Offices, Model Homes, and Other Temporary Buildings

(ZC 92-99/ZC 96-16; Ordinance No. 96-5-10)

(1) Temporary permits for construction yards, field offices, model homes, and other temporary buildings shall be permitted upon application, payment of fee, and issuance of a permit for a period of time not to exceed 24 months. Construction yards, field offices, and other temporary buildings utilized in the development of a project may be granted extensions by the Building Official until the issuance of a Certificate of Occupancy for the respective project. Extensions for model homes may be granted by the Building Official. Permits may be revoked by the Building Official if the use of the building or structure is contrary to the uses allowed by definition in this ordinance.

(2) Homebuilder Marketing Centers (ZC 92-99)

(a) A specific use permit is required and is valid for two years from the date that the ordinance is approved by City Council. Only subdivisions located within the city municipal boundaries may be marketed. The applicant shall specify the subdivisions to be marketed from the center. This list shall become part of the specific use permit ordinance.

(b) A facade plan shall be submitted with the zoning petition. A center that is designed as a permanent structure shall comply with Section 3.300, Minimum Structure Standards, of the Zoning Ordinance. The roof shall either be a hip or a gable roof. The design and exterior finish of temporary structures shall be regulated by the site plan and facade plan adopted in conjunction with the specific use permit.

(c) The center shall also comply with Section 3.1200.1.a. & 1.d. Other sections of the landscaping requirements do not apply.

(d) A center located in a residential district shall be limited to an area where a Phase II land study for a residential development has been approved for the site, and the center is sponsored by the developer(s) of the residential development. The temporary structure shall be removed after the center is abandoned. However, if the building is to be reused, the building shall be designed and constructed as a permanent structure.

(e) The center may be located in a residential district as part of a private recreation center or country club. The private recreation center or country club shall be a common amenity that ties the subdivisions being marketed from the center together.

(f) The specific use permit may be considered for an extension upon the applicant's request. The request to extend the specific use permit must be filed and approved before expiration of the specific use permit.

3.104 Multifamily Residence

(1) Minimum side and rear yard setbacks from adjacent nonresidential and multifamily zoning shall be:

One Story	15 feet
Two Story	25 feet
Three Story	25 feet

(2) Minimum separations between apartment buildings on the same lot are as follows:

Building Orientation	Distance
Face to Face[1]	30 feet
Face to End[2]	20 feet
Corner to Corner	15 feet
Angled Corner to Face (60° to 90° angle)	20 feet
*Courtyard Face to Face[3]	30 feet
End to End	15 feet

[1] Face: Exterior plane of a building that is 60 feet in length or greater.

[2] End: A secondary exterior plane of a building that is less than 60 feet in length.

[3] No balcony or canopy shall extend into such court area for a distance greater than five feet.

* Refer to Zoning Ordinance definition.

(3) The minimum setback from the zoning district boundary for an apartment building adjacent to land proposed (as shown on an approved land study), developed, or zoned for single-family, patio home, or two-family shall be: (ZC 2000-83; Ordinance No. 2000-11-30)

One Story	20 feet
Two Story	60 feet
Three Story	150 feet

(4) Usable Open Space

(a) Each lot or parcel of land, which is used for multifamily residences, shall provide on the same lot or parcel of land usable open space (as defined in Section 1.600) in accordance with the table below:

Usable Open Space Requirement			
Number of Bedrooms or Sleeping Rooms	**Multifamily-1 Zoning District**	**Multifamily-2 Zoning District**	**Multifamily-3 Zoning District**
One or Less	600 square feet	500 square feet	400 square feet
Each Additional Bedroom Over One	300 square feet	300 square feet	300 square feet

(b) In those instances where a parcel of land has been zoned for multifamily use with a specific use permit or planned development classification and the permitted densities do not conform exactly with those permitted in the MF-1, MF-2, or MF-3 districts, usable open space shall be provided in accordance with that required for the multifamily zoning district which most closely approximates the density permitted under the specific use permit or planned development.

(c) In meeting this requirement, a credit of three square feet may be applied for each square foot utilized for swimming pools and adjacent decks, patios, or lounge areas within ten feet of a pool; developed and equipped children's play areas; and usable portions of recreational buildings. Tennis courts are specifically excluded from this increased credit allowance. At the time of site plan approval, the Planning & Zoning Commission and/or City Council may allow a credit not to exceed ten percent of the total required usable open space for adjacent and immediately accessible public parks. The combined credit for areas calculated at a three-to-one basis and for public parks shall not exceed 50% of the total usable open space for an individual lot or parcel of land.

(d) At the time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope, if it is determined that such areas are environmentally or aesthetically significant and their preservation would enhance the development. Also, at this time, approval may be granted for up to one-third of the required open space to be credited for offsite dedicated open space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. It is to be noted that the granting of the offsite credit is a discretionary power of the Planning & Zoning Commission and/or City Council. The guidelines below may assist in considering if credit is appropriate:

(i) Adjacency

Is 15% or more of the site's boundary adjacent to park land?

(ii) Accessibility

Are there defined pedestrian connections between the development and the park land?

(iii) Usability

Is the park land immediately adjacent to the development suitable for use by residents?

(iv) Design Integration

Does the design of the development provide a significant visual and pedestrian connection to the park land?

3.105 Private Clubs

(ZC 2000-68; Ordinance No. 2000-10-11)

(1) Private clubs shall be restricted to the following use districts:

(a) The Downtown Business/Government district.

(b) Contiguous Regional Commercial and/or Regional Employment districts collectively comprising 30 acres or more.

(c) Contiguous Retail zoning districts collectively comprising 30 acres or more.

(d) Contiguous Light Commercial zoning districts collectively comprising 30 acres or more.

(e) Contiguous Office-2 zoning districts collectively comprising 30 acres or more.

(f) Contiguous Central Business-1 districts collectively comprising 30 acres or more.

(g) Contiguous Research/Technology Center districts collectively comprising 30 acres or more.

(h) Contiguous Corridor Commercial districts collectively comprising 30 acres or more.

(i) Contiguous Commercial Employment districts collectively comprising 100 acres or more.

(j) The contiguous Light Commercial, Retail, Office-2, Light Industrial-1, Light Industrial-2, and Corridor Commercial zoning which is located adjacent to U.S. 75 and is not further west than 1,500 feet from the right-of-way of U.S. 75, and is not further east than 1,000 feet from the right-of-way of U.S. 75.

(k) Office-2, Retail, Light Commercial, Regional Employment, Regional Commercial, Corridor Commercial, Research/Technology Center, or Light Industrial districts when operated in conjunction with a hotel or motel or in conjunction with a regional shopping mall of not less than 750,000 square feet.

(l) Any district when in conjunction with a country club or golf course.

(2) A private club shall be prohibited within 1,000 feet of the property line of any church, public or parochial school, hospital, or publicly-owned park, except that this prohibition will not apply to property located within 1,000 feet of a hospital or publicly-owned park if the City Council affirmatively finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood. In the BG district, the minimum separation between a private club and any church or public or private school shall be 300 feet, measured as prescribed above. All other separation provisions shall be as noted above, except that the prohibition will not apply to property located within 300 feet of a church if the City Council affirmatively finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood. (ZC 2003-44; Ordinance No. 2003-10-21)

(3) A private club shall be prohibited within 300 feet of the boundary of any residentially-zoned district, except that this prohibition will not apply to property located within 300 feet of the boundary of a residentially-zoned district if the City Council affirmatively finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood.

(4) All distances provided for in this section shall be determined by measurement to be made in a straight line from the front door of the premises to be permitted to the nearest boundary line of the said church, public or parochial school, hospital, publicly-owned park, or residentially-zoned district.

(5) The following limitations are established for the issuance of specific use permits for private clubs:

(a) For contiguous Retail, contiguous Office-2, contiguous Light Commercial, contiguous Downtown Business/Government, contiguous Corridor Commercial, Research/Technology Center, and combined zoning districts within the city but excluding (1) a hotel or motel and (2) a regional shopping mall of not less than 750,000 square feet, specific use permits may be issued in accordance with the following:

(i) No more than two specific use permits shall be issued for a tract of land which is greater than 30 acres but less than or equal to 44 acres.

(ii) No more than three specific use permits shall be issued for a tract of land which is greater than 45 acres but less than or equal to 59 acres.

(iii) No more than four specific use permits shall be issued for a tract of land which is greater than 60 acres but less than or equal to 74 acres.

(iv) No more than five specific use permits shall be issued for a tract of land which is greater than 75 acres but less than or equal to 89 acres.

(v) In areas which are 90 acres or larger, the number of specific use permits issued for private clubs shall not be limited based upon acreage.

(b) A hotel or motel shall be issued not more than one specific use permit, provided that the floor area of the restaurant need not be contiguous as long as all the floor area within the private club is situated within the same building.

(c) For contiguous Commercial Employment districts collectively comprising 100 acres or more, a maximum of one specific use permit may be issued for each 100 acres of land.

(d) For contiguous Central Business-1 districts collectively comprising 30 acres or more, a maximum of two specific use permits may be issued for each 30 acres of land.

(e) A country club or golf course shall not be issued more than one specific use permit.

(f) For the contiguous Light Commercial, Retail, Office-2, Corridor Commercial, and Light Industrial zoning described 1.j. above, there shall be no limitation on the number of private clubs which may be permitted.

(g) In calculating the acreage in contiguous Retail, Office-2, Corridor Commercial, Light Commercial, and Light Industrial zoning districts outside of and adjacent to the areas described in 1.j. above, acreage in contiguous Retail, Office-2, Light Commercial, and Corridor Commercial zoning districts within the described adjacent area shall be included up to a maximum of 30 acres.

(6) All specific use permits issued for the operation of private clubs shall be conditioned that:

(a) Sixty-five percent of gross receipts be derived from the sale of food, subject to an annual audit provided at the expense of the permitted for review by the City Council.

(b) The permitted premises contain a minimum of 80 dining seats allowing a minimum area of 12 square feet of dining area per dining chair.

(c) The permitted comply with the provisions of the Alcoholic Beverage Code and receive a private club permit from the State of Texas within six months from the date of issuance of the specific use permit by the City Council, each such limitation in time being subject to review and possible extension by the City Council.

(d) Such other conditions and restrictions which the City Council may determine at the time of granting the specific use permit are necessary to protect and provide for the health, safety, and general welfare of the community.

(7) City Council may revoke a specific use permit granted hereunder if it finds that any of the conditions imposed at the time of granting the permit are not met or thereafter cease to exist. City Council may deny a specific use permit for the operation of a private club if it should affirmatively determine that issuance of the same would be detrimental or offensive to the neighborhood or otherwise be contrary to the health, safety, and general welfare of the city and its inhabitants.

(8) All specific use permits issued for the operation of private clubs shall be further conditioned that the same may be canceled, suspended, or revoked in accordance with the provisions of Ordinance No. 79-6-10 which is incorporated herein by reference and made a part hereof for all purposes.

3.106 Heliports, Helistops, and Airports

(ZC 97-24; Ordinance No. 97-6-23))

(1) No heliport or helistop shall be located within 1,000 feet of any church, school, hospital, library, or public park, or within 1,000 feet of any lot, tract, or parcel upon which a residence or dwelling is located. The measurement of the 1,000 feet is to be made in the straight horizontal line from the edge of the heliport or helistop pad to the closest prohibited property line, provided that this provision shall not apply to those hospitals which maintain a helistop for medical emergency flight purposes. The Central Business-1 district is excluded from this distance requirement only for the location of helistops and heliports. (ZC 98-40; Ordinance No. 98-7-14)

(2) Notwithstanding the foregoing, the City Council may approve a proposed heliport or helistop situated less than 1,000 feet from the above delineated property if the Council first finds as a matter of fact that all of the following criteria have been met:

(a) Structures or natural terrain features between the proposed heliport or helistop and any such property within the 1,000 foot requirement lessen the noise impact of such heliport or helistop operations upon such property to a level lower than the level which would be experienced if the heliport or helistop were located 1,000 feet from all such property with no structures or terrain intervening.

(b) The Federal Aviation Administration has approved approach and departure paths for the proposed heliport or helistop which require all departures to be made at an angle of more than 90 degrees from any boundary of any such property which is less than 1,000 feet from the proposed heliport or helistop.

(c) That no substantial adverse impact exists on residences or businesses within the 1,000 foot requirement.

(3) All specific use permits issued for airport, heliport, or helistop shall be conditioned that the permittee or his assigns be in compliance with the Zoning Ordinance, Ordinance No. 84-2-20 if a heliport or helistop and all other applicable city ordinances. The city may also provide other conditions and restrictions which the City Council determines, at the time of granting the specific use permit, are necessary to protect and provide for the health, safety, and general welfare of the community. After a hearing and an opportunity for the permittee or his assigns to be heard, the City Council may cancel, revoke, or suspend a specific use permit granted hereunder if it finds that any of the conditions imposed at the time of the granting of the permit are not met or thereafter cease to exist.

(4) Although the City Council may review a specific use permit at any time, it shall review each permit granted hereunder (except those issued in conjunction with an airport) at least once every two years to determine whether or not the permittee or his assigns has complied and is complying with the conditions imposed in the permit. The City Council may deny or revoke a permit hereunder if it should find that the issuance or continuance of the same would be detrimental or offensive to the neighborhood or otherwise contrary to the health, safety, and general welfare of the city and its inhabitants if the permittee is unable to meet the conditions specified herein.

(5) The following regulations apply to all development within the city:

(a) Any structure that exceeds 200 feet above ground level (AGL) requires the issuance of a favorable determination by the Federal Aviation Administration (FAA) before a site plan may be approved.

(b) Any structure within 10,000 feet of an airport runway requires one of the following before a site plan may be approved:

(i) A statement from the FAA that under the conditions of CFR, Part 77, notice to the FAA is not required.

(ii) Issuance of a favorable determination by the FAA.

(c) Applicants must provide notice to the appropriate airport of the proposed development prior to site plan approval. Applications submitted to the FAA must be submitted concurrently to the city and the affected airport(s).

3.107 Communications Antennas - Amateur and Commercial

(ZC 99-43; Ordinance No. 99-9-39)

(1) Purpose

These regulations are adopted for the following purposes:

(a) To protect and provide for the public health, safety, and general welfare of the city.

(b) To enhance the ability of the providers of telecommunications services to provide such services to the community safely, effectively, and efficiently.

(c) To provide regulations for antenna support structures and antennas that provide secure mounting and construction and prevent interference with public safety communications equipment.

(d) To encourage the users of support structures and antennas to collocate where possible and to locate all facilities, to the extent possible, in areas where adverse impact on the community is minimal.

(e) To protect and enhance the city's environmental and aesthetic quality.

(f) To identify standards in order to ensure equitable treatment of providers of functionally equivalent telecommunications services.

(2) Applicability

(a) This article applies to all commercial and amateur antenna installations unless exempted by 2.b. below.

(b) Direct broadcast satellite reception, multi-channel multi-point distribution (as defined by the FCC), television reception antennas, and amateur radio antennas meeting the following requirements do not require a permit unless mounted on a pole or mast that is 20 feet or more in height. (Height is measured as defined in Section 1.600.) (ZC 2000-68; Ordinance No. 2000-10-11)

(i) In any zoning district, antennas that are one meter (39 inches) or less in diameter.

(ii) In the O-1, O-2, R, BG, LC, RE, RC, RT, CE, CC, CB-1, LI-1, and LI-2 zoning districts, antennas that are two meters or less in diameter.

(iii) In any zoning district, antennas designed to receive television broadcasts.

(iv) In any zoning district, amateur radio antennas concealed behind, on, or within attics, eaves, gutters, or roofing.

(v) In any zoning district, amateur radio ground-mounted whips and wire antennas unless mounted on a pole or mast over 20 feet in height.

(c) Support structures or antennas legally installed before adoption of this ordinance are not required to comply with this ordinance but must meet all applicable state and federal requirements, building codes, and safety standards.

(d) An AM array shall be subject to these regulations. An AM array consisting of one or more support structure units and supporting ground equipment, which functions as one AM broadcasting antenna, shall be considered one support structure. Measurements for setbacks and separation distances shall be measured from the outer perimeter of the support structures, including the guide wires, in the array. Additional support structure units may be added within the perimeter of the AM array by right.

(3) Definitions

Term	Definition
Alternative Antenna Support Structure	A clock tower, bell tower, steeple, manmade tree, light pole, or similar alternative-design mounting structure that camouflages or conceals the presence of antennas or support structures. The generic term "stealth" may also be applied to any method that would hide or conceal an antenna, supporting electrical or mechanical equipment, or any other support structure. Panel antennas and omni and yagi antennas attached to existing structures are considered to be alternative in design if they are integrated into the architectural features of the structure or are painted to match the support structure.
Antenna	Any exterior transmitting or receiving device mounted on or within a support structure, building, or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals, television signals, or other communication signals.
Antenna Support Structures	The transmitting or receiving system, its supporting structures, and any appurtenances mounted thereon, including a free-standing structure built specifically to support or act as an antenna or a structure mounted on some other manmade object such as a building or bridge.
Backhaul Network	The lines that connect a communications provider's support structure/cell sites to one or more telephone switching offices and/or long distance providers, or the public switched telephone network.
Collocation	The use of a single-support structure and/or site by more than one communications provider.
FAA	The Federal Aviation Administration
FCC	The Federal Communications Commission
Guyed Lattice Support Structure	A guyed three- or four-sided, open steel frame structure used to support telecommunications equipment.
Height	The distance measured from the finished grade of the parcel to the highest point on the support structure or other structure including the base pad and any antenna.
Monopole	A structure composed of a single spire used to support telecommunications equipment.

Term	Definition
Omni Antenna	A thin, vertical, whip-type antenna that delivers an omni directional signal.
Plano Design Standard Support Structure (PDSS)	An alternative support structure or stealth design structure pre-approved for use in the type of location where the carrier wishes to locate. Applicants may submit designs for designation as a PDSS.
Pre-Existing Support Structures and Pre-Existing Antennas	Any support structure or antenna for which a building permit or specific use permit has been properly issued prior to the effective date of this ordinance, including permitted support structures or antennas that have not yet been constructed so long as such approval is current and not expired.
Self-supporting Lattice Support Structure	A self-supporting, open steel frame structure used to support telecommunications equipment.
Telecommunications Facility	Any unmanned facility consisting of equipment for the transmission, switching, and/or receiving of wireless communications. Such facility may be elevated (either structure-mounted or ground-mounted) transmitting and receiving antennas, low-power mobile radio service base station equipment, and interconnection equipment. The categories of facility types include both roof and/or structure-mount facilities and telecommunications support structures.
Temporary Antenna	An antenna and supporting equipment used on a temporary basis in conjunction with a special event, emergency situation, or in case of equipment failure.
Transceiver Radio	Radio equipment rectangular in shape that attaches to lighting fixtures and/or utility poles and meets wind load requirements. Transceiver radios may have an attached omni-directional whip antenna.
Yagi Antenna	A horizontal beam-type, directional antenna with short vertical bars, generally used for micro cells.

(4) General Requirements

(a) Antennas and support structures may be considered either principal or accessory uses.

(b) Antenna installations shall comply with all other requirements of the Zoning Ordinance with the exception of those specified within this section.

(c) Applications for commercial antennas and antenna support structures shall include the following:

(i) The distance between the proposed support structure and the nearest residential unit and/or residential zoning district boundary line.

(ii) An inventory or map of the applicant's existing support structures, antennas, or sites previously approved for such, either owned or leased, both within the city and within one mile of the city limits, including specific information about the location, height, and design of each support structure. The separation distance between the proposed support structure or antenna and these support structures shall also be noted.

(iii) Certification of the following:

1. That the applicant has sought and received all franchises or permits required by the city for the construction and operation of the communication system.

2. Identification of the backhaul provider and connectivity locations for the installation. Applicants must notify the city of any change in collocation or backhaul providers within 30 days of the change.

3. Certification of the structural engineering information.

4. A notarized statement from the applicant that the proposed support structure can accommodate the collocation of additional antennas.

(iv) Information concerning the finished color, alternative design standards (if applicable), and method of fencing.

(v) The application may require a site plan and landscape plan in accordance with this ordinance. Platting of the property may be required in accordance with the Subdivision Ordinance.

(d) All commercial signs, flags, lights and attachments, other than those required for emergency identification, communications operations, structural stability, or as required for flight visibility by the FAA and FCC shall be prohibited on any antenna or antenna support structure. However, lights may remain or be replaced on light standards that are altered or replaced to serve as antenna support structures.

(e) All antennas must meet or exceed current standards and regulations of the FAA, the FCC, and any other state and federal agency with regulatory authority over support structures and antennas. If standards change, owners must comply within six months or as required by the regulating authority.

(f) A building permit is required to erect or install an antenna, antenna support structure, and related equipment, unless the particular antenna is exempt from regulation, as stated in 2. above. All installations must comply with applicable state and local building codes and the standards published by the Electronic Industries Association. Owners shall have 30 days after receiving notice that an installation is in violation of applicable codes to fully comply, or the owner may appeal to the Building Standards Commission.

(g) All support structures and antennas must be constructed and operated in a manner that does not create electromagnetic or other interference with the City of Plano's radio frequencies and public safety operations as required by the FCC.

(h) No commercial antenna, antenna support structure, microwave reflector/antenna, or associated foundations or support wires may be located within any required front, side, or rear yard setback.

(i) All antennas and antenna support structures owned and/or operated by a governmental entity shall be permitted by right in any district.

(j) All antennas and support structures must meet visibility requirements as defined in Subsections 3.508 and 3.1001.4. even if a permit is not required.

(k) Safeguards shall be utilized to prevent unauthorized access to an antenna support structure. Safeguards include those devices identified by the manufacturer of the antenna support structure utilized, a fence, climbing guard, or other commercially-available safety device. Climbing spikes must be removed after use.

(l) Temporary antennas shall only be allowed in the following instances:

(i) In conjunction with a festival, carnival, or other activity requiring a Special Event Permit from the City of Plano.

(ii) In case of emergency as required by the city's Police or Fire Departments.

(iii) When needed to restore service on a temporary basis after failure of an antenna installation. The city must be notified within 72 hours of the placement of a temporary antenna. If the temporary antenna is to be needed for more than seven days, then the provider must acquire a permit for the use.

(5) Collocation

Collocation shall be accomplished as follows:

(a) All new support structures over 60 feet in height must be constructed to support antennas for at least two carriers, unless the structure is an alternative or stealth design, or the support structure is replacing an existing utility structure or light standard. Sufficient area for associated structures and equipment must also be provided.

(b) A support structure which is modified or reconstructed to accommodate collocation shall be of the same type or design as the existing structure and is subject to the following regulations:

(i) The support structure may be modified or rebuilt to a height not to exceed 30 feet over the support structure's existing height, with a maximum height of 120 feet. If a specific use permit issued for the support structure stipulated a maximum height, the support structure may not be modified unless the specific use permit is amended.

(ii) Distance separation from other support structures and residential zoning district boundaries are based on the original support structure and are not increased.

(iii) The support structure may be moved on the same property within 50 feet of its existing location but may not be moved closer to residentially-zoned property. The new location must be within the boundaries of the specific use permit.

(iv) The original support structure must be removed from the property within 90 days of the completion of the new support structure.

(c) Additional antennas attached to an existing support structure must comply with the design of the existing antenna on the support structure.

(6) Support Buildings and Equipment Storage

Support buildings and equipment storage areas or buildings must meet the following requirements:

(a) When mounted on rooftops, they must be screened by a parapet wall or other mechanical unit screening. Existing mechanical unit screening may be utilized if it provides screening in accordance with Subsection 3.1003.

(b) When ground mounted, they must comply with the following:

(i) Meet all applicable front, side, and rear yard setback requirements.

(ii) Be of a neutral color and use exterior building materials that are compatible with surrounding structures.

(iii) Be screened by an evergreen landscape screen with an initial planting size of five gallons and four feet in height, with an ultimate height of six feet or a solid masonry fence six feet in height. Landscaping must be irrigated and maintained in a living, growing condition. Wooden fences are prohibited and wrought iron or chain link may only be used in conjunction with a landscape screen.

(7) Requirements for the Placement of Support Structures and Antennas

(a) In all residential zoning districts (A, ED, SF-20, SF-9, SF-7, SF-6, PH, 2F, SF-A, MH, MF-1, MF-2, MF-3, GR, UR), commercial antennas and antenna support structures are prohibited, except as specified within this section.

(i) No commercial antenna or antenna support structure shall be allowed on lots used or platted for single-family, two-family, or single-family attached purposes. Commercial antennas and antenna support structures shall be installed on multifamily lots only as allowed below.

(ii) A commercial antenna may be attached to a utility structure (e.g., electrical transmission/distribution tower or elevated water storage tank) exceeding 60 feet in height, provided that the antenna does not extend more than ten feet above the highest point of the utility structure. If the utility structure is 100 feet or more in height, the antenna may not extend more than 15 feet above the utility structure.

(iii) A commercial antenna may be totally enclosed within or integrated into the design of any building or building feature permitted in the zoning district. A commercial antenna may be mounted flush to the exterior of a building if it is painted and integrated into the overall architectural design. Commercial antennas may also be totally enclosed within a flagpole meeting the requirements of Subsection 3.803.

(iv) Antennas may be attached to existing street light, park ballfield lights, and parking lot light standards, or the light standard may be replaced to accommodate the antennas. The height of the light standard may be increased no more than 15 feet, up to a maximum of 60 feet, to accommodate the antenna.

(v) In residential districts, only omni, yagi, and small panel antennas not exceeding one foot in width by eight feet in length, mounted flush to the support structure, are allowed. Radio transceivers may also be used if the equipment box does not exceed 8" x 14" x 5". Other types of antennas may be used only when incorporated or enclosed within a building permitted in the district, or within a flagpole or other stealth design, or attached to any existing utility structure exceeding 60 feet in height.

(vi) Equipment buildings must comply with the same screening requirements specified in 6. above, unless the equipment is attached to the support structure itself or enclosed within another structure on the property.

(b) In nonresidential zoning districts (O-1, O-2, R, BG, LC, LI-1, LI-2, CE, CB-1, CC, RT, RC, RE), commercial antennas and antenna support structures are allowed as follows: (ZC 2000-68; Ordinance No. 2000-10-11)

(i) Commercial antenna support structures are allowed by right if they are 60 feet or less in height and by a specific use permit if over 60 feet in height. In all nonresidential zoning districts, antenna support structures must meet the setback requirements from residential districts as stated in c.v. below.

(ii) A commercial antenna may be attached to a utility structure (e.g., electrical transmission/distribution tower or elevated water storage tank) exceeding 60 feet in height, provided that the antenna does not extend more than ten feet above the highest point of the utility structure. If the utility structure is 100 feet or more in height, the antenna may not extend more than 15 feet above the utility structure.

(iii) Antennas may be attached to existing street light, park ballfield lights, and parking lot light standards, or the light standard may be replaced to accommodate the antennas. The height of the light standard may be increased a total of 15 feet, up to a maximum of 60 feet, to accommodate the antenna. Only omni, yagi, and small panel antennas not exceeding one foot in width by eight feet in length, mounted flush to the support structure, may be attached to existing light standards less than 60 feet in height. Radio transceivers may also be used if the equipment box does not exceed 8" x 14" x 5".

(iv) A commercial antenna may be totally enclosed within or integrated into the design of any building or building feature permitted in the zoning district. A commercial antenna may be mounted flush to the exterior of a building if it is painted and integrated into the overall architectural design.

(v) A commercial antenna mounted on a roof or existing structure, other than a support structure, shall extend no more than ten feet above the highest point of the structure.

(vi) A commercial antenna may be mounted on or incorporated into flagpoles. The flagpole must meet the requirements of Subsection 3.803.

(vii) The height of a support structure is limited to 200 feet in the LI-1 and LI-2 zoning districts and is limited to 120 feet in all other commercial zoning districts.

(c) The following setback and separation regulations shall apply to commercial communications support structures:

(i) Support structures must be set back a minimum of 125% of the support structure height from public rights-of-way. (ZC 99-43; Ordinance No. 99-11-39)

(ii) Guy wires and accessory buildings must satisfy the minimum zoning district setback requirements.

(iii) The following separation distances between support structures must be maintained:

	Lattice	**Guyed**	**Monopole 75 Feet in Height or Greater**	**Monopole Less Than 75 Feet in Height**
Lattice	5,000	5,000	1,500	750
Guyed	5,000	5,000	1,500	750
Monopole 75 Feet in Height or Greater	1,500	1,500	1,500	750
Monopole Less Than 75 Feet in Height	750	750	750	750

(iv) Alternative or stealth designs as defined by this ordinance are exempt from the above spacing requirements.

(v) No commercial antenna support structure shall be closer to any residential district boundary line than a distance equal to the sum of the required setback specified for the zoning district in which such structure is located, plus 25 feet, plus twice the height of the portion of the structure above 25 feet, or 125% of the height of the support structure, whichever is greater. Such distance shall be measured as the shortest possible distance in a straight line from the structure to the closest point of a residential district boundary line. Setbacks from residentially-zoned property do not apply to antennas attached to existing utility structures exceeding 60 feet in height, or to antennas placed wholly within a building or attached to a building; however, the building itself must meet all applicable setback requirements. (ZC 2001-49; Ordinance No. 2002-1-25)

(8) Antennas on City-Owned Property

Antennas owned by other than governmental entities may be located on property owned by the City of Plano under the following conditions:

(a) The antennas and support structures may only be attached to an existing improvement or replace an existing improvement and must follow the requirements of 7. above. The improvement shall be capable of supporting the antenna and any associated equipment and shall not interfere with the use or other operations of the city. For

antennas attached to improvements located in rights-of-way, all associated equipment must be less than 30 inches in height, located underground, attached to the support structure itself, or be located in an area outside of the right-of-way.

(b) Prior authorization for use of city property must be shown by a franchise, lease, license, permit, or other document duly executed by an authorized city representative and adopted in conformance with all applicable city regulations for the property. The granting of a franchise, lease, license, or permit is at the discretion of the City Council or its authorized designee and must comply with all ordinances.

(c) The antennas and any accompanying equipment must comply with all ordinances, rules, and regulations.

(d) Applications for the location of antenna support structures on property owned, leased, or otherwise controlled by the City of Plano, and which comply with the requirements of b. above, are subject to all applicable ordinances for such structures including, but not limited to 7. above.

(9) Aesthetic and Alternative Design Requirements

(a) All antennas and antenna support structures must meet the following requirements:

(i) Support structures shall have a galvanized steel finish or shall be painted a neutral color, unless other designs and colors are required by the Federal Aviation Administration for safety purposes.

(ii) Antennas and supporting equipment installed on an existing structure other than a support structure must be of a neutral color that is compatible with the color of the supporting structure.

(b) Alternative or stealth designs are encouraged for all antenna support structures, antennas, and supporting equipment but are required for the following unless mounted on existing street light or parking lot light standards:

(i) Antenna support structures in nonresidential zoning districts that do not require a specific use permit.

(ii) Antenna support structures located in city right-of-way.

(iii) Supporting equipment when mounted on rooftops or located in residential districts.

(10) Amateur Radio Antennas and Support Structures

(a) Amateur radio antennas that are owned and operated by a federally-licensed amateur radio station operator are allowed in any district. A building permit is required for antenna support structures of 20 feet or more in height. (See 2. above for exemptions.)

(b) No amateur antenna support structure or antenna may be greater than 50 feet in height. However, the height of such antenna support structure or antenna may be increased up to 75 feet with the installation of a telescopic or crank-up support structure. Upon the issuance of a specific use permit, an amateur antenna support structure or antenna may be constructed to exceed these height limits.

(c) Amateur antenna support structures, antenna, or support wires must be located behind the face of the main building. No amateur antenna support structure, antenna, or support wires may be located in the required rear or side yard setback. For an amateur antenna support structure or antenna in excess of 35 feet, the setback from side setback lines must be increased one foot for every foot the height exceeds 35 feet.

(d) The bottom section of an antenna support structure may not exceed 48 inches in width. An antenna support structure having a bottom section with a width exceeding 30 inches but not greater than 48 inches must be of a tapered design.

(e) Only one amateur radio support structure may be erected on a residential lot. Additional antenna support structures may be allowed with the approval of a specific use permit. Excluded from this provision are monopoles four inches or less in diameter used exclusively to support wire antennas as referenced in 2.b.v. above.

(f) Amateur radio antennas, antenna support structures, bases, masts, and poles in existence or for which a permit was issued prior to the effective date of this ordinance shall be considered legal nonconforming uses subject to the provisions specified in Section 2.700 as amended.

(g) All specific use permits issued for amateur radio antennas or antenna support structures shall be conditioned that the permittee or his assigns be in compliance with the Comprehensive Zoning Ordinance, Ordinance No. 86-3-14 as amended and all other applicable city ordinances. The city may also provide other conditions and restrictions which the City Council determines, at the time of granting the specific use permit, are necessary to protect and provide for the health, safety, and general welfare of the community. After a public hearing and an opportunity for the permittee or his assigns to be heard, the City Council may cancel, revoke, or suspend a specific use permit granted hereunder if it finds that any of the conditions imposed at the time of the granting of the permit are not met or thereafter cease to exist.

(11) Appeals

An applicant may appeal a decision of the Director of Planning for an antenna installation not requiring a specific use permit to the Planning & Zoning Commission by filing a Notice of Appeal within ten days following the date the Director notifies the applicant of his action. The Planning & Zoning Commission may approve, conditionally approve, table, or deny an appeal. Decisions of the Planning & Zoning Commission may be appealed to City Council in accordance with Article 6.

Any entity that desires to erect or utilize telecommunications facilities that would be limited by the provisions of this ordinance may petition the Planning & Zoning Commission to modify the ordinance. In determining the need to initiate an amendment to the ordinance, the Commission shall consider the extent to which strict application of these regulations would prohibit or have the effect of prohibiting communications services.

3.108 Residence Hotels

(ZC 95-23, Ordinance No. 95-5-17)

(1) Residence hotels in the MF-2 and MF-3 districts shall have direct access to a regional arterial thoroughfare (Type B+, 140-foot right-of-way or larger thoroughfare).

(2) Residence hotels constructed in MF-2 and MF-3 shall be designed to allow for their potential conversion to multifamily residences and shall comply with all minimum standards set forth in Subsection 3.104. Residence hotels constructed in the MF-3 district shall comply with the MF-3 district requirements (Subsection 2.806). Those constructed in the MF-2 district shall comply with the MF-2 district requirements (Subsection 2.805). The exceptions to these standards are that increased densities may be permitted up to 24 dwelling units per acre in a portion of a planned development multifamily district provided that no unit has more than one bedroom and the total density permitted within the district is not exceeded. Also, open space shall be provided in sufficient quantity and location to allow for required additional parking should the residence hotel convert to multifamily residences. The remaining open space will still maintain the minimum district standards. Residence hotels constructed in the O-2, R, BG, LC, CE, CB-1, RE, RC, CC, RT, LI-1, and LI-2 districts shall comply with the requirements for a motel or hotel in these districts. (ZC 2000-68; Ordinance No. 2000-10-11)

3.109 Farmer's Market

(1) All farmer's markets shall be located in a covered space providing shelter for vendors and customers.

(2) All vendor facilities shall be located on a concrete surface providing adequate drainage.

(3) A maximum of 20% of the vendor stalls may be leased to vendors of non-food articles.

3.110 Home Occupations

In all cases, home occupations shall meet the following conditions and requirements:

(1) Only one employee other than occupants of the residence may be employed. A person who receives a wage, salary, or percentage of profits directly related to the home occupation shall be considered an employee. This definition shall not include the coordination or supervision of employees who do not regularly visit the house for purposes related to the business.

(2) No interior or exterior signage shall be used to advertise the occupation. Vehicles bearing business signs shall not be parked on the street or within 30 feet of the curb.

(3) A home occupation shall be conducted wholly within the principal dwelling and not in any accessory building. The total floor area to be used for a home occupation shall not exceed 20% of the total floor area of the principal dwelling, including garages. However, instructional classes may be held outside providing other stipulations of this ordinance are met. A maximum of six students may be allowed in each session.

(4) Merchandise shall not be offered or displayed for sale on the premises. Sales incidental to a service shall be allowed, and orders previously made by telephone or at a sales party may be filled on the premises.

(5) No outdoor storage of materials, goods, supplies, or equipment shall be allowed.

(6) No building alterations shall be allowed that will alter the residential character of the home.

(7) No repair or servicing of vehicles, internal combustion engines, large equipment, or large appliances shall be allowed.

(8) A home occupation shall produce no offensive noise, vibration, smoke, electrical interference, dirt, odors, or heat in excess of those normally found in residential areas.

(9) No toxic, explosive, flammable, combustible, corrosive, radioactive, or other hazardous materials shall be used or stored on the site for business purposes.

(10) No traffic shall be generated by a home occupation in greater volumes than normally expected in a residential neighborhood, and any need for parking must be accommodated within the required off-street parking for the residence or along the street frontage for the lot.

3.111 Veterinary Clinics/Kennels (Indoor Pens)

(ZC 93-13; Ordinance No. 93-5-26)

A veterinary clinic/kennel (indoor pens) may be permitted in accordance with Subsection 2.502, in the O-1 and O-2 districts by a specific use permit only. In these districts, veterinary clinics/kennels (indoor pens) shall meet the following conditions and requirements:

(1) Separate customer and service entrances must be provided from exterior building doorways.

(2) Clinics may only be allowed in freestanding, single-occupant buildings or the ground floor of a single- or multistory, multi-occupant building.

(3) Disposal of all waste materials shall be in accordance with the Texas Department of Health regulations.

3.112 Regional Shopping Malls

(ZC 98-100; Ordinance No. 99-1-8)

For shopping centers or regional malls with more than 1,000,000 square feet of gross lease able area in one structure, the following additional regulations shall apply:

Anchor Stores Platted on Individual Lots	
Lot Coverage	100%
Front Yard Setback	No setback required
Rear Yard Setback	No setback required
Side Yard Setback	No setback required
Floor Area Ratio	Unlimited
Parking	See Subsection 3.1109. All parking requirements may be met offsite with approval of an offsite parking agreement.

3.113 Superstores

(ZC 2000-48; Ordinance No. 2000-8-13)

(1) These criteria shall apply to new superstore construction in Retail districts only. These criteria shall not apply to the use, reuse, modification, or consolidation of existing retail space developed on the date of adoption of this ordinance, or to the expansion of existing retail space existing on the date of adoption of this ordinance by no greater than ten percent of the existing ground floor area.

(2) Building facades that face or front public streets or public ways shall comply with two of the three criteria listed below. Building facades that do not face or front public streets or public ways shall comply with either criteria b. or c. below.

(a) Covered walkways shall be provided along a minimum of 50% of the facade length. A covered walkway may consist of awnings, roof overhangs, or similar architectural features.

(b) No building facade shall exceed a length of 100 feet without a horizontal and vertical break in the facade. The horizontal and vertical break shall be a minimum depth/height of three feet for a minimum length of 20 feet.

(c) Facades shall contain repeating patterns of contrasting materials, material colors, and material textures that visually breakup the horizontal and vertical expanse of the facade.

(3) For building facades that face or front public streets or public ways, landscape islands shall be provided along a minimum of 50% of the facade length. These landscape islands shall be between the facades and the adjacent vehicular circulation lanes and are in addition to the landscaping requirements in Section 3.1200. Each individual landscape island shall be a minimum of ten feet in depth and shall not be less than 100 square feet nor greater than 300 square feet in area. One over story (shade) tree (four inch caliper minimum) and four shrubs (five gallon minimum) shall be provided for every 100 square feet of landscape area. The remaining permeable surface shall be ground cover, turf, or planting beds.

(4) Seventy-five percent of the area of all exterior facades shall consist of clay-fired brick, native stone, cast stone, integral-colored architectural concrete block, plaster, stucco, or a combination of these materials. Each facade shall not contain more than 75% of any single material.

(5) Loading docks shall not be oriented towards residential zoning districts. Where loading areas are located parallel to residential zoning districts, they must be screened by an architecturally-integrated minimum 14-foot tall wall the entire length of the loading space.

(6) The location of drive-through windows, automotive service bays, and gasoline pumps must comply with the requirements of the Residential Adjacency Standards in Section 3.1500.

(7) Where the property immediately abuts a residential zoning district, unless separated by a Type D or larger thoroughfare, a minimum 30-foot wide landscape edge must be installed in addition to the screening required by Section 3.1000. The landscape edge must include a combination of berms, evergreen shrubs, and a mix of evergreen and deciduous over story (shade) trees (minimum four inch caliper) placed a minimum 25 feet on center. Plantings may be grouped.

(8) Open storage areas shall be connected to the building and screened with the same building materials as required now in Subsection 3.903.

(9) The applicant must demonstrate that the building can be subdivided in a reasonable manner for multiple tenants.

3.114 Outdoor Athletic Facilities

(ZC 2000-76; Ordinance No. 2000-10-14)

The following criteria shall apply to all outdoor athletic facilities except for publicly-owned neighborhood parks as designated on the Park Master Plan contained within the Comprehensive Plan:

(1) Bleachers shall be set back a minimum of 100 feet from a residential zoning district boundary line or from a residential property line.

(2) Backstops shall be set back a minimum of 150 feet from a residential zoning district boundary line or from a residential property line.

3.115 Retirement Housing

(ZC 2000-83; Ordinance No. 2000-11-30)

(1) Minimum Age Requirement

(a) To qualify as an independent living facility, the units shall have a head of household of 55 years of age or older. Surviving member(s) of a household, regardless of age, may occupy a unit provided that the household head meeting the age requirement has died.

(b) Management personnel and his/her family may occupy units without complying with the minimum age requirement. The total of such dwelling units shall not exceed two per 100 dwelling units, or portion thereof, in the project.

(2) Minimum Floor Area Per Dwelling Unit

Minimum unit sizes shall be in compliance with state regulations for facilities eligible to receive Medicare/Medicaid funding.

(3) Minimum Residential Setback

The minimum setback from the zoning district boundary line and/or property line of land proposed (as shown on an approved land study), developed or zoned for single-family, patio home, or two-family to independent living, assisted living, long-term care, and/or continuing care facilities shall be:

One Story	20 feet
Two Story	60 feet
Three Story	150 feet

(4) Maximum Residential Density

Nonresidential Districts (ZC 2003-21; Ordinance No. 2003-6-23)							
	O-1	**O-2**	**R**	**BG**	**CE**	**CB-1**	**CC**
Independent Living Facility (dwelling units per acre)	45	45	45	100	21.5 174*	21.5 174*	100
Assisted Living Facility	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC
Long-term Care Facility	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC	FAR/ LC
Note - The maximum density for a continuing care facility shall be based upon the proportionate densities of the independent living facility, assisted living facility, and/or long-term care facility within the continuing care facility.							
FAR - Floor Area Ratio; **LC** - Lot Coverage; ***** - For Structures over Three Stories in Height							

Residential Districts			
	MF-1	**MF-2**	**MF-3**
Independent Living Facility (dwelling units per acre)	45	45	45
Assisted Living Facility	LC	LC	LC
Long-term Care Facility	LC	LC	LC
Note - The maximum density for a continuing care facility shall be based upon the proportionate densities of the independent living facility, assisted living facility, and/or long-term care facility within the continuing care facility.			
FAR - Floor Area Ratio; **LC** - Lot Coverage; ***** - For Structures over Three Stories in Height			

(5) Fencing Requirements

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

3.116 Tattooing, Permanent Cosmetics, and Body Piercing

(ZC 2001-19, Ordinance No. 2001-11-25)

(1) Facilities that offer tattooing, permanent, or intradermal cosmetic services and body piercing must be licensed by the State of Texas and must meet all environmental health requirements of the City of Plano.

(2) Tattooing, permanent cosmetics, and body piercing may be practiced as an accessory use to a personal service shop. As a primary use requiring a specific use permit, a facility offering these services shall be prohibited within 1,000 feet of any church, residentially-zoned district, or public or parochial school. The distance shall be measured in a straight line from the front door of the facility to the nearest property line of the church, public or parochial school, or to the closest residential district boundary line. The 1,000 foot distance requirement may be reduced to 300 feet if City Council finds that issuance of the specific use permit would not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to the neighborhood.

3.200 Accessory Building Regulations

3.201 In a residence or apartment district, an accessory building may not be used for commercial purposes and may not be rented.

3.202 Accessory Building Regulations for Shopping Centers

In shopping centers, the maximum number of kiosks to be permitted shall be limited to one per 50,000 square feet or portion thereof of floor area. In no case shall more than ten kiosks be permitted in one shopping center.

3.203 Carports (ZC 2004-22; Ordinance No. 2004-6-31)

(1) In single-family and two-family developments, a carport shall shelter not more than three vehicles and shall not exceed 24 feet on its longest dimension.

(2) Carports must meet all height and yard setback requirements in Subsection 3.204 below and are prohibited within the front yard setback. However, carports erected in the front yard setback of single-family dwellings before April 12, 2004, are considered to be existing nonconforming structures subject to Section 2.700. These carports may not be replaced if they are removed for any reason, destroyed, or become dilapidated.

3.204 Height and Yard Requirements

(1) Where the accessory building is attached to a main building, it shall be subject to, and must conform to, all regulations applicable to the main building except as provided within this section.

(2) Accessory buildings shall not be erected in any required front yard.

(3) Carports and detached accessory buildings, except garages, shall not be located closer than three feet to any side or rear lot line.

(4) Detached accessory buildings enclosed on three or more sides shall not be located closer than ten feet to the main building.

(5) Garages entered from an alley shall be set back from the lot line adjacent to the alley a minimum of 20 feet.

(6) Accessory buildings may not be placed in the required side yard setback if the side yard lot line abuts a street.

(7) In no instance shall an accessory building be located within an easement or right-of-way.

(8) Detached accessory buildings located in a required rear or side yard shall not exceed ten feet in height. If the detached accessory building is located less than ten feet from the rear or side lot line, a six foot solid fence or wall shall be built on the rear or side lot line to screen the building. No screening shall be required at the point of entry for a carport.

3.300 Minimum Structure Standards

The exterior wall standards for construction in the various district shall be in accordance with the following standards.

3.301 Residential Structures

Exterior wall construction for residential structures of three stories or less shall consist of a minimum of 75% masonry with no single wall face of any residence containing less than 50% of its exposed surface of masonry construction as herein specified. The construction standard applies only to the first floor of a building in the following zoning districts:

Abbreviated Designation	Zoning District Name
A	Agricultural
BG	Downtown Business/Government
CB-1	Central Business-1
CE	Commercial Employment
ED	Estate Development
F-1	Multifamily Residence-1
MF-2	Multifamily Residence-2
MF-3	Multifamily Residence-3
PH	Patio Home
R	Retail
SF-A	Single-Family Residence Attached
SF-6	Single-Family Residence-6
SF-7	Single-Family Residence-7
SF-9	Single-Family Residence-9
SF-20	Single-Family Residence-20
2F	Two-Family Residence

Exterior wall construction for all residential uses in districts where permitted other than those listed above shall meet the requirements of the City of Plano Building Code.

3.302 Where more than 40% of existing residential structures along both sides of a street and lying between the two nearest intersecting streets, do not meet the above minimum structure standards, then such standards shall not apply.

3.303 Standards for masonry construction in all districts shall be defined as that form of construction composed of stone, brick, concrete, hollow clay tile, concrete block or tile, or other similar building unit or materials or combination of these materials laid up unit by unit and set in mortar. Brick veneer construction is included in the definition of masonry. Exterior plasters as defined in the City of Plano Building Code and cementitious lap siding shall be acceptable masonry construction alternatives. (ZC 2000-01; Ordinance No. 2000-3-28)

3.304 Nonresidential Uses

Exterior wall construction in districts permitting nonresidential uses shall be of such material that is required to conform with the City of Plano Building Code for the particular nonresidential use or occupancy involved.

3.305 Unless specified as part of a planned development district, the above masonry requirements shall not apply to UR districts. In addition, exterior plasters, as noted above, are not permitted in UR districts unless specified as part of a planned development. (ZC 97-52; Ordinance No. 98-2-15)

3.400 Lot Regulations

3.401 Independent living facilities, assisted living facilities, long-term care facilities, continuing care facilities, community centers, hospitals, churches, colleges, universities, trade and commercial schools, and public, private, and parochial schools located in any residential district shall have a minimum site area of two acres and shall have access to a street with a minimum 36 feet of pavement width. (ZC 2000-83; Ordinance No. 2000-11-30)

3.402 Through lots are hereby prohibited.

3.403 Where residential lots have frontage on streets at opposite ends of the lot, a screening wall or other permanent barrier shall be constructed on the property line so that access is denied to one of the adjacent streets.

3.404 In the case where excess right-of-way is dedicated by plat for the purpose of construction an overpass and where such right-of-way exceeds the normal right-of-way required by the Thoroughfare Plan for the adjacent street, development which occurs on the property from which the excess right-of-way was dedicated may utilize the dedicated excess right-of-way in computing floor area ratio and lot coverage.

3.500 Front Yard Regulations

3.501 Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage. (See Appendix Illustration 9.)

3.502 Where a building line has been established by plat approved by the Planning & Zoning Commission and such line requires a greater or lesser front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such plat.

3.503 Except as herein provided, the front yard shall be open and unobstructed from a point 40 inches above the general ground level of the graded lot to the sky. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed four feet and subsurface structures, platforms, or slabs may not project into the front yard to a height greater than 40 inches above the average grade of the yard. (See Appendix Illustration 6.) However, porch and patio covers that extend greater than four feet, with or without posts or columns, that were erected in the front yard setback of single-family dwellings before April 12, 2004, are considered to be existing nonconforming structures subject to Section 2.700. For nonresidential or multifamily developments, screening walls or fences required under the provisions of Subsection 3.1001 shall be constructed to the full six to eight foot height along the entire property line, except where visibility triangles or easements are needed. For public and parochial schools, private primary and secondary schools, and day care centers, fences and berms may be a combined maximum height of 60 inches above grade provided that the fence material is wrought iron or chain link. (ZC 2004-22; Ordinance No. 2004-6-31)

3.504 For existing through lots, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only an accessory building may be built on the line thus established. The main building must observe the front yard requirements for both streets. (See Appendix Illustration 7.)

In the case of existing through lots which are bounded on three sides by streets, all yards between the main building and a street shall be regulated as front yards unless a front, side, and rear building line have been established by plat.

3.505 If buildings along the frontage of any street between two intersecting streets in any residential district have observed an average setback which is greater or lesser in dimension than the minimum front yard or setback established for the district in which the street frontage is located, and if no front building line has been established by plat, then the average setback of all buildings fronting upon such street between two intersecting streets shall establish the minimum front yard requirement. All vacant lots shall be assumed to have a minimum front yard specified for the district in computing the average front yard. These provisions shall not be interpreted as requiring a setback or front yard of more than ten feet greater than the front setback observed by any building on a contiguous lot. The provisions shall be superseded on any lot where a minimum building line has been established by plat or ordinance and the front yard or setback provisions of such plat or ordinance shall be observed. (See Appendix Illustration 10.)

3.506 In all districts except BG and CB-1, the distance as measured from the front lot line to the face of the building shall in no case be less than one-half the height of the building. In cases where a lot is across the street from or adjacent to a residential zoning district, see Subsection 3.511. (Ordinance No. 93-8-13)

3.507 Gasoline service station pump islands shall not be located closer than 39 feet to the front property line. Canopies for pump islands shall have a minimum setback of 20 feet from the front property line when the canopy thickness is three feet or less. An increased setback of ten feet will be required for each additional foot or portion of a foot in excess of three feet.

3.508 Except in the BG and CB-1 districts, on any corner lot, no fence, wall, screen, billboard, sign, structure, or foliage of hedges, trees, bushes, or shrubs shall be erected, planted, or maintained in such a manner as to obstruct or interfere with a clear line of sight for the drivers of approaching motor vehicles within a triangular area formed by extending the two curb lines a distance of 45 feet from their point of intersection, and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines a distance of 30 feet from their point of intersection, and connecting these points with an imaginary line, thereby making a triangle. In cases where streets do not intersect at approximately right angles, the Traffic Engineer shall have the authority to vary these requirements as he deems necessary to provide safety for both vehicular and pedestrian traffic; however, he shall not require site distance in excess of 275 feet. Within this triangle, vision shall be clear at elevations between 30 inches and 9 feet above the average grade of the street. (Ordinance No. 93-8-13)

3.509 For corner lots with a curved corner lot line, the building line shall be established as provided in Appendix Illustration 5.

3.510 In residential developments except in the PH and UR districts, the minimum front yards specified in Section 2.800 may be reduced by a maximum of five feet when such yards front on the bulb portion of a cul-de-sac. In no case shall the required front yard be reduced to less than 25 feet under this provision. (See Appendix Illustration 4.)

3.511 In all districts, except BG (Subsection 2.821.3.), RE (Subsection 2.825.3.), RC (Subsection 2.824.3.), RT (Subsection 2.826.3.), and CC (Subsection 2.820.3.), where buildings or structures are erected or altered to exceed two stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet. (ZC 2001-49; Ordinance No. 2002-1-25)

3.512 Except where staggered setbacks are permitted and used, residential building lines shall be uniform for all contiguous lots along a block face. Uniform residential building lines may be altered on a block face where there is a separation of 15 feet or more between residential lots created by intersecting alleys, creeks, and public or private open space.

The building line may be staggered for lots fronting on an eyebrow or bulb portion of a cul-de-sac in the SF-9, SF-7, SF-6, and 2F districts. When these setbacks are staggered, the maximum setback shall be 35 feet in the SF-9, SF-7, and 2F districts and 30 feet in the SF-6 district. A minimum lot depth of 70 feet, as measured from the front building line to the rear lot line, shall be maintained.

3.513 Attached front accessory buildings, including garages and carports, shall have a front setback from the street or access way not less than that of the main building or 20 feet, whichever is greater. Detached accessory buildings shall be located behind the main building.

3.514 In all nonresidential zoning districts, except BG and CB-1, the front building setback may be reduced to 30 feet for one-story buildings along Type D or smaller thoroughfares if parking and driveways are prohibited between the building face and the street with the reduced setback. (ZC 94-114; Ordinance No. 94-11-14)

3.515 Exterior balconies or individual room entrances for hotels, motels, and residence hotels shall be a minimum of 200 feet from residential districts, unless they are located in an interior courtyard or physically separated from the residential district by a portion of the building or another building. (ZC 96-29; Ordinance No. 96-11-29)

3.516 A below-grade, open parking structure is allowed in the front yard setback for all nonresidentially-zoned properties. No portion of the below-grade parking structure shall extend above the general ground level of the graded lot, as stated in Subsection 3.503. Surface parking may be constructed on top of the below-grade parking. Additional landscaping shall be provided per Section 3.1200.1.e. (ZC 96-68; Ordinance No. 97-2-15)

3.600 Side Yard Regulations

3.601 On a corner lot used for single-family or two-family dwellings, both street exposures shall be treated as front yards on all lots platted after the effective date of this ordinance, except that where one street exposure is designated as a side yard by a platted building line which provides a side yard of 15 feet or more, the building line provisions on the plat shall be observed. On lots which were official lots of record prior to the effective date of this ordinance, the minimum side yard adjacent to a side street shall comply with the minimum required side yard for the respective districts as specified in Section 2.800. (See Subsection 3.512.)

On a corner lot used for nonresidential or multifamily purposes, both street exposures shall be treated as front yards on all lots platted after the effective date of this ordinance. On such lots which were official lots of record prior to the effective date of this ordinance and which did not provide a platted building line, the minimum side yard adjacent to a side street shall comply with the minimum required side yard for the respective district as specified in Section 2.800.

The side setback shall be increased ten feet for lots siding to a secondary or major thoroughfare Type D or above as shown on the Master Thoroughfare Plan, if not separated by an alley. The lot width shall be increased ten feet to correspond to the increased setback. The increased setback and lot width shall not be required if a minimum of ten feet of right-of-way is dedicated for landscaping. The increased setback shall not apply to existing lots and valid Phase II land studies submitted and approved by April 10, 1995. (ZC 94-122; Ordinance No. 95-4-30)

3.602 The minimum interior side yard requirements in a nonresidential planned development district shall be established on the site plan.

3.603 Nonresidential uses in residential districts shall be required to observe the side yards listed in Section 2.800.

3.604 Every part of a required side yard shall be open and unobstructed except for the ordinary projections of window sills, belt courses, cornices, and other architectural features projecting not to exceed 12 inches into the required side yard and roof eaves projecting not to exceed 36 inches into the required side yard. A fence may be constructed on the property line adjacent to a side yard.

Mechanical equipment such as air-conditioning compressors, swimming pool pumps and filters, and similar devices may be installed in the side yard at a maximum height of 60 inches above the ground level of the graded lot to the sky.

3.605 Where a side property line divides a nonresidential district from a residential district, a minimum ten-foot side yard shall be provided on the nonresidential lot side adjacent to such residential district.

3.606 In all districts, except BG (Subsection 2.821.3.), RE (Subsection 2.825.3.), RC (Subsection 2.824.3), RT (Subsection 2.826.3.), and CC (Subsection 2.820.3.) where buildings or structures are erected or altered to exceed two stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet. (ZC 2001-49; Ordinance No. 2002-1-25)

3.607 In single-family residential districts, one side yard may be reduced down to zero if the other side yard is increased by at least the same amount. A minimum three-foot maintenance easement may be required on the lot adjacent to the reduced side yard. In any case where a side yard is reduced according to this paragraph, side yards shall be shown on the subdivision plat.

3.608 Where residential lots are platted such that the side of one lot abuts the rear of another lot, the side building line adjacent to the street shall be platted at the same depth as the adjacent front building line, unless an alley is constructed between the two lots so as to provide a minimum 15 foot separation between the building lines.

3.609 For LI-1 and LI-2 districts in proximity to districts permitting residential uses by right, the side yard shall be a minimum of 50 feet, as measured from the boundary line of the nearest district permitting residential uses by right (except CB-1 and CE districts).

3.610 Gasoline service station pump islands shall not be located closer than 39 feet to any side property line. Canopies for pump islands shall have a minimum setback of 20 feet from the side property line when the canopy thickness is three feet or less. An increased setback of ten feet will be required for each additional foot or a portion of a foot in excess of three feet.

3.611 Car washes shall be set back a minimum of 50 feet from any side yard adjacent to a residential district.

3.612 Where a single-family or duplex residential structure is legally constructed within the allowable building area of a lot and a subsequent change to the building setback standards results in the structure extending into the setback area, the structure shall be classified as nonconforming. Additions and alterations may be made to these structures provided that the addition or alteration does not extend beyond a line tangent to the existing structure and parallel with the setback line. (ZC 92-79; Ordinance No. 93-5-43)

3.613 A lot that is used for single-family and two-family dwellings that sides to a street shall have the same side building line along the street as required for a corner lot in that district. (Ordinance No. 93-9-7)

3.614 Exterior balconies or individual room entrances for hotels, motels, and residence hotels shall be a minimum of 200 feet from residential districts, unless they are located in an interior courtyard or physically separated from the residential district by a portion of the building or another building. (ZC 96-29; Ordinance No. 96-11-29)

3.700 Rear Yard Regulations

3.701 In all districts permitting residential structures, except PH, SF-A, MF-1, MF-2, MF-3, BG, and CB-1, no main residential building may be constructed nearer than ten feet to the rear property line, and the main residential building and all accessory buildings shall not cover more than 50% of that portion of the lot lying to the rear of a line erected, joining the midpoint on one side lot line with the midpoint of the opposite side lot line. (Ordinance No. 93-8-13)

3.702 Every part of a required rear yard shall be open and unobstructed to the sky from a point 40 inches above the ground level of the graded lot, except for permitted accessory buildings and the ordinary projections of window sills, belt courses, cornices, roof overhangs, and other architectural features projecting not to exceed four feet into the required rear yard. A fence may be constructed on the property line adjacent to a rear yard.

3.703 The minimum rear yard requirement in a nonresidential planned development district shall be established on the site plan.

3.704 In all districts, except BG (Subsection 2.821.3.), RE (Subsection 2.825.3.), RC (Subsection 2.824.3.), RT (Subsection 2.826.3.), and CC (Subsection 2.820.3.), where buildings or structures are erected or altered to exceed two stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet. (ZC 2001-49; Ordinance No. 2002-1-25)

3.705 In LI-1 or LI-2 districts, a rear yard is not specified except where the boundary line of an LI-1 and LI-2 district is in proximity to a residential district, said rear yard shall be a minimum of 50 feet as measured from the boundary line of the nearest district permitting residential uses by right (except CB-1 and CE districts).

3.706 Car washes shall be set back a minimum of 50 feet from any rear yard adjacent to a residential district.

3.707 Where a single-family or duplex residential structure is legally constructed within the allowable building area of a lot and a subsequent change to the building setback standards results in the structure extending into the setback area, the structure shall be classified as nonconforming. Additions and alterations may be made to these structures provided that the addition or alteration does not extend beyond a line tangent to the existing structure and parallel with the setback line. (ZC 92-79; Ordinance No. 93-5-43)

3.708 The rear setback shall be increased 15 feet for lots backing to a secondary or major thoroughfare Type D or above as shown on the Master Thoroughfare Plan, if not separated by an alley. Lot depth shall be increased ten feet to correspond to the increased setback. The increased setback and lot depth shall be reduced proportionally if a minimum of ten feet of right-of-way is dedicated for landscaping. The increased setback shall not apply to existing lots and valid Phase II land studies submitted and approved by April 10, 1995. (ZC 94-122; Ordinance No. 95-4-30)

3.709 Exterior balconies or individual room entrances for hotels, motels, and residence hotels shall be a minimum of 200 feet from residential districts, unless they are located in an interior courtyard or physically separated from the residential district by a portion of the building or another building. (ZC 96-29; Ordinance No. 96-11-29)

3.800 Height Regulations

(Ordinance No. 95-4-27)

3.801 In all zoning districts and planned developments, water standpipes and tanks, church steeples, bell towers, domes and spires on school buildings and institutional buildings, the roofs of auditoriums and sanctuaries of one story construction, and public safety structures may be erected to exceed the district's maximum height. Side and rear yards shall be increased by two additional feet, and the front yard shall be increased by one additional foot, for each foot that such structures exceed the district's maximum height where adjacent to residential districts. The increase in the required yard shall apply only to the portion of the structure that causes the increased yard requirements. See Sections 3.600 and 3.700 for additional side and rear yard setbacks in nonresidential zoning districts. (ZC 2001-49; Ordinance No. 2002-1-25)

3.802 Publicly-owned sports lighting, communication antennas or communication structures, utility poles and towers, and water tanks are exempt from height restrictions.

3.803 Flagpoles shall be limited to a maximum height of 50 feet, except that this requirement may be altered or waived if the City Council determines that such alteration or waiver is not detrimental to neighboring property.

3.900 Open Storage

(ZC 94-13/ZC 95-01; Ordinance No. 95-3-35)

3.901 Open storage and outside display are prohibited in all residential districts, all office districts, and the RT and RE districts. Open storage and outside display are permitted as accessory uses to a primary use on the same lot in the R, BG, RC, LC, CE, CB-1, CC, LI-1, and LI-2 districts. Open storage is permitted as a primary use only in the LI-1 and LI-2 districts. (ZC 2000-68; Ordinance No. 2000-10-11)

3.902 Allowed Locations for Open Storage and Outside Display

(ZC 97-65; Ordinance No. 99-9-18)

Open storage and outside display of goods, materials, merchandise, or equipment shall:

(1) Be screened as required in Subsection 3.903, unless placed in accordance with Subsection 3.904.

(2) Not be located within any required front, side, or rear yard setback.

(3) Not be located within parking spaces, fire lanes, maneuvering aisles, or customer pick-up lanes.

(4) Not obstruct visibility or interfere with pedestrian or vehicular circulation. If the items are placed on a sidewalk or other pedestrian area, a six-foot wide pedestrian path shall be maintained through or adjacent to the outside display area. The pedestrian path must be concrete or asphalt and may not be located within off-street parking areas, including parking spaces, fire lanes, maneuvering aisles, and customer pick-up lanes.

(5) Be placed on an asphalt or concrete surface. In an industrial zoned district, open storage items, except vehicles, may be placed on a gravel surface. For freestanding garden center uses, when developed as the primary use of a lot, open storage items may be placed on a gravel or other permeable surface. (ZC 2002-42; Ordinance No. 2003-1-11)

(6) Be immediately adjacent to the building when in an R or RC district. (ZC 2000-68; Ordinance No. 2000-10-11)

(7) Not be located on the roof of any structure.

(8) Not exceed 5% of the lot area or 20% of the main building gross floor area, whichever is more restrictive, in the R, BG, RC, LC, CE, and CB-1 districts. For freestanding garden center uses, when developed as the primary use of a lot, the area for open storage may be increased to a maximum of 50% of the lot area. (ZC 2002-42; Ordinance No. 2003-1-11)

(9) Be designated on an approved site plan.

3.903 Screening Requirements for Open Storage and Outside Display (ZC 97-65; Ordinance No. 99-9-18)

(1) All open storage and outside display shall be screened from the view of adjacent streets and adjacent properties, unless exempted by Subsection 3.904.

(2) Screening shall be a minimum of six feet in height; and

(a) Be of masonry construction; or

(b) Be constructed of chain link or ornamental fencing in combination with a landscape screen; or

(c) Be constructed of a solid, evergreen shrub landscape screen without a fence or wall.

(d) Evergreen shrubs used for a landscape screen shall be placed so as to create at least a six-foot tall solid screen within two years of their installation. All landscaping shall be irrigated with an automatic sprinkler system and maintained in a healthy and growing condition.

(e) Screening may not be constructed of wood fencing or chain link with slats. No screening fence may exceed eight feet in height.

(3) All open storage in R or RC districts must be attached to the main building and shall be screened by a minimum six-foot solid wall of the same type and manner of construction as the main building or by a minimum six-foot tall solid wall interspersed by ornamental metal panels. (ZC 2000-68; Ordinance No. 2000-10-11)

(4) Open storage may not exceed the height of screening, unless evergreen shrubs used for a landscape screen are placed so as to create at least a six-foot tall solid screen within two years of their installation along the length of the stored material. The open storage of living plants and trees as inventory for freestanding garden center uses may exceed the height of screening, when the garden center is developed as the primary use of a lot. (ZC 2002-42; Ordinance No. 2003-1-11)

(5) The requirements listed in Subsections 3.902 and 3.903 shall also apply to the use of semi-trailers, storage vaults, shipping containers, or other vehicles for storage purposes.

(6) The Planning & Zoning Commission may waive these requirements if no public purpose would be served by the construction of a required screen, or natural features (i.e. vegetation or topography) exist that sufficiently screen the open storage.

3.904 Exceptions to Screening Requirements

(ZC 97-65; Ordinance No. 99-9-18)

(1) No screening is required for open storage and outside display of goods, materials, merchandise, or equipment as an accessory use if placed in an area not more than five feet from the front building face, as designated by the main entrance and not stacked to exceed four feet in height.

(2) Screening is not required for items placed on a gasoline pump island that do not exceed three feet in height.

(3) Parked self-propelled vehicles or trailers shall not constitute open storage or outside display, except when staged, parked, or stored at collision, towing, auto storage, mini-warehouse, auto repair, or wrecker service.

3.905 Where permitted under this ordinance, all open storage shall be screened from view from any street and/or parking area of adjoining property unless located in an LI-1 or LI-2 district, where open storage shall be screened from only the street. (Refer to Section 3.1000 for additional screening requirements.) Screening walls must be a minimum of six feet in height and of masonry construction. Screens may also be constructed of chain link or wrought iron in combination with a landscape screen. A six-foot solid landscape screen without a fence or wall may also be used. Plants must be placed so as to create a six-foot tall solid screen within two years of their installation. All landscaping must be irrigated. Wooden screening fences are prohibited.

The Planning & Zoning Commission may waive this requirement if no public purpose would be served by the construction of a required screen, or natural features (i.e. vegetation or topography) exist that sufficiently screen the outdoor storage.

3.906 Junk yards, wrecking yards, or any similar open storage of used machinery or used equipment or material for reuse of parts, dismantling, wrecking, or repossessing may be located in the LI-2 district only after review by the City Council for the purpose of establishing the probable effect of such use on adjacent property. After review, the City Council may, based upon its findings, approve or disapprove such use by resolution.

3.907 Nothing in this section shall prohibit temporary open storage of merchandise for display and sale during a sidewalk sale. A four-foot wide clearance shall be provided along the public sidewalk and a six-foot wide clearance shall be provided on the sidewalk around the building.

3.1000 Screening, Fence, and Wall Regulations

3.1001 Screening Walls or Visual Barriers

(1) In the event that an MF-1, MF-2, MF-3, BG, O-1, O-2, CE, CB-1, R, LC, RC, RE, CC, RT, LI-1, or LI-2 district sides or backs upon an ED, SF-20, SF-9, SF-7, SF-6, SF-A, PH, 2F, or UR district, or in the event that any nonresidential district sides or backs to an MF-1, MF-2, or MF-3 district, a solid screening wall or fence of not less than six nor more than eight feet in height shall be erected along the entire property line separating these districts, except where visibility triangles or easements are required. (See Subsections 3.503 and 3.508.) The purpose of the screening wall or fence is to provide a visual barrier between the properties. The owner of such property shall be responsible for and shall build the required wall or fence along the entire property line dividing his property from the residential district. In cases where the Planning & Zoning Commission finds this requirement to be impractical for immediate construction, it may grant a temporary or permanent waiver of the required screening wall or fence until such time as the screening wall or fence may be deemed necessary by the City Council. In cases where the Planning & Zoning Commission finds this requirement to be better met by an irrigated living screen, the same may be substituted for the screening wall. (ZC 2000-68; Ordinance No. 2000-10-11)

(2) Any screening wall or fence required under the provisions of this section, a specific use permit, planned development district, or other requirement shall be constructed of masonry or reinforced concrete which does not contain openings more than 40 square inches in each one square foot of wall or fence surface, and the surface of such wall or fence shall constitute a visual barrier. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence. The use of prefabricated, patterned concrete panels is prohibited. (ZC 98-104; Ordinance No. 99-2-16)

(3) No fence, screen, wall, or other visual barrier shall be so located or placed that it obstructs the vision of a motor vehicle driver approaching any street or drive intersection, in accordance with Subsection 3.508.

(4) Where an alley intersects with a street, no fence or plant taller than 30 inches may be placed within a sight visibility triangle defined by measuring eight feet to a point along the property lines and joining said points to form the hypotenuse of the triangle.

(5) All required screening walls shall be equally finished on both sides of the wall.

3.1002 General Fence and Wall Regulations

(ZC 2003-52; Ordinance No. 2003-10-32)

In any zoning district where a wall, fence, or screening separation is erected and is not required under the provision of Subsection 3.1001, the following standards shall apply:

(1) The maximum height of a fence or wall in a required front yard shall not exceed 40 inches and shall be at least 50% open in construction. Combinations of berms and fences shall not exceed 40 inches in height. Allowed exceptions to the height limitations in this section are as follows:

(a) For public and parochial schools, private and primary schools, and day care centers, fences and berms may be a combined maximum height of 60 inches above grade, provided that the fence material is wrought iron or chain link.

(b) Fences in the ED district may be erected in accordance with Subsection 2.802.

(c) A wall or fence not more than eight feet in height may be erected in the front yard setback of multifamily, independent living facility, assisted living facility, long-term care facility, continuing care facility, or residential uses within the BG district. The wall or fence construction must be at least 50% open.

(d) For all uses within the LI-1 and LI-2 districts, a wall or fence not more than eight feet in height may be erected in the front yard setback.

(2) Any fence or wall located to the rear of the front yard setback shall not exceed eight feet in height above the grade of the adjacent property or eight feet when placed on a retaining wall. Walls that screen loading docks, loading spaces, and ground-mounted mechanical units may exceed eight feet in height if necessary for adequate visual screening.

(3) In Single-Family Detached, 2F, and SF-A districts, where a corner lot has two front yards as required by this ordinance, and a house is constructed facing one of the front yards, the second front yard may be fenced in the same manner as any other side yard adjacent to a street. The fence shall have a corner clip on an angle beginning at the intersection of the front yard setback with the lot line and ending at a point on the street right-of-way located a minimum of 15 feet from the lot line. (See Appendix Illustration 8.)

(4) Fence arms and barbed wire are only allowed in the LI-1 and LI-2 districts and may not extend over property lines. Barbed wire, if used, must be attached to the fence arms.

(5) Wire fences are prohibited in the front yard setback in all districts, except when the fence is used to enclose pastures, cropland, and other areas used for agricultural activities. However, fences in the ED district must comply with Subsection 2.802.

3.1003 Mechanical Screening Requirements

In all nonresidential developments, roof-mounted mechanical units shall be screened from view at a point of 5.5 feet above the property line with a parapet wall, mansard roof, or alternative architectural element. The height of the screening element shall be equal to or greater than the height of the mechanical unit(s) provided that the element shall not extend more than five feet above the roof on a one or two story building or more than 13 feet above the roof on a building of three or more stories. A mechanical unit which is taller than the maximum permitted height of the screening feature shall be set back from the screen five feet plus two feet for each foot it exceeds the height of the screen. Screening for mechanical units shall apply to new building construction only.

3.1004 Requirements for Refuse and Recycling Containers and Compactors

(ZC 2002-26; Ordinance No. 2002-7-25)

Refuse and recycling containers and compactors for multifamily and nonresidential development shall comply with the following standards unless specifically exempted in Subsection 3.1004.7:

(1) Refuse and Recycling Container Standards

(a) Enclosures and/or Enclosure Space

Developments shall either provide enclosures for refuse and recycling containers or allocate area for future enclosures. Enclosures shall be designed to accommodate one refuse container and one recycling container. If the applicant does not propose refuse and recycling containers for a development, adequate area on the site shall be allocated to accommodate a future enclosure for one refuse and one recycling container.

(b) Screening

Refuse and recycling containers shall be screened from view of adjacent streets and properties. Screening shall be accomplished by one of the following methods:

(i) Screening by Enclosure

Refuse and recycling containers shall be enclosed on three sides with masonry wall construction finished to match the main building(s). The minimum height of the enclosure shall be six feet.

(ii) Screening by Concealed Placement

Refuse and recycling containers shall be placed in service areas that are screened from view by buildings, wing walls, and/or required screening walls.

(c) Enclosure Size

The minimum enclosure size for refuse and recycling containers shall be based upon a seven-foot wide by seven-foot deep container (ten-cubic yard container). The interior dimensions of the enclosure shall provide the following minimum clearances:

(i) The minimum side-to-side clearance between containers and/or enclosure walls shall be two and one-half feet.

(ii) The minimum front-to-back clearance between containers and enclosure walls or gates shall be two feet.

(2) Compactor Standards

(a) Screening

Compactors, where provided, shall be enclosed on three sides with masonry wall construction finished to match the main building(s). Compactors shall not be screened by concealed placement. The minimum height of the enclosure shall be eight feet. Metal swinging gates of a height equal to the enclosure height shall be provided for the truck collection side of the compactor enclosure.

(b) Enclosure Size

The interior dimensions of the compactor enclosure shall provide for three feet of clearance between the compactor and enclosure walls or gates.

(3) Placement Standards for Enclosures

Refuse, recycling, and compactor enclosures shall be placed behind the front building setback line. Compactor enclosures shall not be located between the front building setback line and the front facade of the building. The truck collection side of enclosures shall be oriented away from public streets unless metal swinging gates of a height equal to the enclosure height are provided.

(4) Service Access

Refuse, recycling, and compactor enclosures shall be located to facilitate service/collection by providing a minimum outside turning radius of 45 feet from the travel lane to the truck collection side of enclosure.

(5) Site Plan Review

Refuse, recycling, and compactor enclosures or area allocated for future refuse and recycling enclosures shall be identified on preliminary site plans and site plans. Refuse containers, recycling containers, and/or compactors shall not be added to existing sites and/or to site plans approved for future development without submittal and approval of a revised site plan.

(6) Parking Reduction

The number of required parking spaces in Section 3.1100 may be reduced to accommodate commercial recycling and community recycling containers for sites developed prior to July 22, 2002. Required parking shall not be reduced without submittal and approval of a revised site plan.

(7) Exemptions

The following are exempted from the requirements of this subsection:

(a) Community recycling containers less than two cubic yards in capacity.

(b) Multifamily and nonresidential development that comply with both of the following stipulations:

(i) The development is authorized by the City of Plano Public Works Department for refuse and recycling collection utilizing 95-gallon residential-type carts.

(ii) The development is located within BG or CB-1 zoning districts, or the development is within a planned development district that permits by stipulation the use of 95-gallon residential-type carts for refuse and recycling collection.

3.1100 Off-Street Parking and Loading

3.1101 General

(ZC 99-10; Ordinance No. 99-6-14)

In all districts except BG (Subsection 2.821.4.), in connection with every business, institution, recreational, residential, manufacturing, research laboratory, public building, or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces, in accordance with the requirements set forth in Subsection 3.1109.

In all districts except BG (Subsection 2.821.4.), there shall be provided, at the time any use is changed, off-street parking spaces in accordance with the requirements set forth in Subsection 3.1109.

3.1102 Offsite Parking

Offsite, off-street parking space may be permitted with site plan approval in any district subject to all of the following requirements:

(1) That a permanent and irrevocable easement of the parking facilities in favor of the premises to be benefited thereby shall be dedicated and recorded as a condition of such use.

(2) That the nearest point of the premises utilized for such parking spaces shall be not more than 300 feet in a straight line from the nearest point of the premises to be benefited thereby.

(3) No such parking space may be located on the same lot as a residential dwelling.

3.1103 Minimum Number of Spaces

Minimum requirement for off-street parking spaces shall be as set forth in Subsection 3.1109.

3.1104 Size of Space

(ZC 98-65; Ordinance No. 98-9-21)

Each standard, off-street surface parking space shall measure not less than 9 feet by 20 feet, exclusive of access drives and aisles, and shall be of usable shape and condition. Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way, or adjacent property, the length of the standard space may be reduced to 18 feet.

Each standard, off-street surface parking space located on a single lot platted for single-family or duplex use shall measure not less than 8 feet by 20 feet, exclusive of access drives, aisles, and alleys. The driveway shall, in no instance, be of a lesser width than the width of the garage door.

Each small car off-street parking space shall measure not less than 8.5 feet by 16 feet, except for the BG district (Subsection 2.821.4.), exclusive of access drives and aisles, and shall be of usable shape and condition. Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way, or adjacent property, the length of the small car space may be reduced to 15 feet. All small car parking spaces shall be grouped and located in specific areas so as not to be scattered throughout a parking lot. (ZC 99-10; Ordinance No. 99-6-14)

The use of compact parking is limited to general office, light manufacturing plant, church developments, college or university, public and private schools, or storage or wholesale warehouse developments, except for the BG district (Subsection 2.821.4.). A maximum of 50% of the required parking for these developments may be permitted as small car spaces upon approval of a site plan but only when both of the following conditions are met: (ZC 99-10; Ordinance No. 99-6-14)

(1) Signage will identify the small car spaces.

(2) The entire grounds and building served by the small car spaces are occupied and controlled by one tenant who shall be responsible for policing the use of the small car spaces, except for the BG district (Subsection 2.821, Parking Requirements, Landscaping/Screening for Parking Lots Adjacent to Residential Areas). (ZC 99-10; Ordinance No. 99-6-14)

Each parking space (on-street or off-street) designed for parallel parking shall have a minimum dimension of 8 feet by 22 feet.

Each standard parking space located in a parking garage shall measure not less than 8.5 feet by 17.5 feet with a 22-foot aisle width and shall be of usable shape and condition. Angle parking may be used.

For minimum dimensions of angle parking see Appendix Illustration 12.

3.1105 Access

(1) Adequate provision for ingress and egress to all parking spaces shall be provided by driveways or maneuvering areas with direct access to a public street or to a private right-of-way easement. A private right-of-way easement shall be legally binding in form and substance and shall be recorded in the office of the register of deeds of the county, and a certified copy of the same, with evidence of recording thereon, shall be filed with the Planning Department.

(2) Two-way access driveways shall be designed as shown in Appendix Illustration 12. One-way driveways shall be at least 12 feet wide when the angle of parking is 45 degrees and 17 feet, 6 inches when the angle of parking is 60 degrees.

(3) Pad sites within retail centers shall be required to obtain mutual access and parking agreements with the adjacent retail center in order to enhance safe, onsite circulation and provide access to the nearest available median break.

3.1106 Parking Area Standards

(ZC 94-46/ZC 97-46; Ordinance No. 97-11-16)

(1) All required parking spaces and loading areas, together with driveways and maneuvering aisles, and additional parking areas which are routinely and customarily used on a daily or weekly basis shall be paved with a concrete or asphalt surface. No minimum paving standard is required for parking areas for special events and seasonal sporting events or overflow parking beyond required parking for churches. Paving and drainage shall be in accordance with city standards. All parking areas shall be maintained in good condition, free of potholes and other deterioration.

(2) Any new parking area construction or expansion of an existing parking area shall be constructed of concrete or asphalt. Properties with existing parking areas not constructed of concrete or asphalt shall conform to these requirements upon a change of property use or tenant.

(3) To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties. For safety and fire fighting purposes, free access through to adjacent parking areas shall be provided where practical.

(4) Except for single-family and duplex uses, parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods. Nonpermanent marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the space.

3.1107 Off-Street Loading

(ZC 96-32; Ordinance No. 96-8-11)

(1) All retail, commercial, and industrial structures shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot adjacent to a private service drive.

At least one-half of such loading spaces shall have a minimum dimension of ten feet by 40 feet, and the remaining spaces have a minimum dimension of ten feet by 20 feet.

Where such loading space is located adjacent to a residential district, the space shall be enclosed on three sides.

Loading spaces shall be provided in accordance with the following schedule:

Retail, Commercial, and Industrial Uses	
Square Feet of Gross Floor Area in Structure	**Minimum Required Spaces or Berths**
0 to 10,000	None
10,000 to 50,000	One
50,000 to 100,000	Two
100,000 to 200,000	Three
Each additional 100,000	One additional

Hotels, Office Buildings, Restaurants, and Similar Establishments	
Square Feet of Gross Floor Area in Structure	**Minimum Required Spaces or Berths**
0 to 50,000	None
50,000 to 150,000	One
150,000 to 300,000	Two
300,000 to 500,000	Three
500,000 to 1,000,000	Four
Each additional 500,000	One additional

(2) Loading docks for any establishment which customarily receives goods between the hours of 9:00 p.m. and 8:00 a.m. and is adjacent to a residential use or district shall be designed and constructed so as to fully enclose the loading operation, in order to reduce the effects of the noise of the operation on adjacent residences.

(3) Where adjacent to residential uses or districts, off-street loading areas shall be screened from view of the residential use or district.

3.1108 Off-Street Parking Incidental to Main Use

Off-street parking shall be provided in accordance with the requirements specified by this ordinance and located on the lot or tract occupied by the main use or in accordance with Subsection 3.1102, and located within the same zoning district as the main use.

3.1109 Schedule of Off-Street Parking

Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for the uses specified in the districts designated. Where calculation in accordance with the following results in requiring a fractional space, any fraction less than 0.5 shall be disregarded, and any fraction of 0.5 or more shall require one space.

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Residential Uses
Agricultural	Two spaces for each dwelling unit
Estate Development	Two spaces for each dwelling unit
Single-Family or Two-Family Dwellings (ZC 2002-47; Ordinance No. 2002-10-26)	Two spaces for each dwelling unit, except for the General Residential district (See Subsection 2.803.3.)
Single-Family Attached	2.25 spaces for each dwelling unit
Multifamily Dwelling (Ordinance No. 93-8-13)	Two spaces for each dwelling unit with one, two, or more bedrooms
	1.5 spaces for each efficiency unit

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Residential Uses
Multifamily Dwelling in Downtown Business/ Government (Ordinance No. 93-8-13)	One bedroom or less: One parking space per unit
	Two bedrooms: 1.5 parking spaces per unit
	Three bedrooms or more: Two parking spaces per unit
Mobile Home	Two spaces for each stand, lot, or tract

Parking Space Schedule for Nonresidential Uses in all Districts	
Animal Exhibition	One space per 600 square feet of exhibit and pasture area
Artisan's Workshop	One space for each 200 square feet of retail sales and display plus one space for each 400 square feet of workshop and storage area (Ordinance No. 93-8-13)
Assisted Living Facility (ZC 2000-83; Ordinance No. 2000-11-30)	One space for every two rooms or beds, whichever is greater
Bank, Savings and Loan, or Similar Financial Establishment	One space for each 300 square feet of floor area
Bed and Breakfast Inn	One space for owner/operator and one for each guest bedroom (Ordinance No. 93-8-13)
Church	One space for each five seats in the main sanctuary
College or University	One space for each two students, plus one space for each classroom, laboratory, or instruction area
Commercial Amusement (Indoor):	
Bingo Parlor	One space for three seats (design capacity) or one per 100 square feet of total floor area, whichever is greater
Bowling Alley	Six spaces for each lane
Gymnasium, Skating Rink, and Martial Arts School or Area	One space for each three seats at a maximum seating capacity plus one space for each 200 square feet
Indoor Jogging or Running Track:	One space for each 100 linear feet
Indoor Tennis Court	Six spaces for each court
Other	One space for each three persons accommodated (design capacity)
Racquetball or Handball Court	Four spaces for each court
Swimming Pool	One space for each 100 square feet of gross water surface and deck area

Parking Space Schedule for Nonresidential Uses in all Districts	
Commercial Amusement (Indoor) Continued:	
Weight Lifting or Exercise Area	One space for each 100 square feet
All areas for subsidiary uses not listed above or in other parts of Subsection 3.1109 (those noted uses such as restaurants, offices, etc. shall be calculated in with the minimum specified for those individual uses)	One space for each 1,000 square feet
Continuing Care Facility (ZC 2000-83; Ordinance No. 2000-11-30)	Parking requirements shall be based upon the proportionate individual parking requirements of the independent living facility, assisted living facility, and/or long-term care facility within the continuing care facility.
Day Care, Day Nursery, or Kindergarten School (ZC 96-32; Ordinance No. 96-8-11)	One space/five pupils (design capacity). Parking for this use will not be required when such facilities are located:
	Within an office structure as an accessory use to its employees
	Within a single-user structure as an accessory use as a service to its employees
	Within an accessory structure that is within 300 feet of the main building
	With a shopping mall (as described in Subsection 3.102)
Farmer's Market	One space per vendor plus 1.5 spaces for each 200 square feet of covered market area. Vendor parking and customer parking shall be separate.
Flea Market (Indoor and Outdoor)	1.5 spaces for each 200 square feet of floor area or market area
Furniture Store or Large Appliance Store	One space for each 400 square feet of floor space
Garden Center	One space for each 200 square feet of floor area plus one space for each 2,000 square feet of exterior sales area. (ZC 92-55; Ordinance No. 92-9-1)
Gasoline Service Station	Minimum of six spaces
Golf Course	Five spaces for each green

Parking Space Schedule for Nonresidential Uses in all Districts	
Government or Private Post Office	One space per employee plus one space per stored vehicle shall be provided and located on the site so that no vehicle is parked for more than 24 hours within the front yard or within the side yard of a corner lot abutting a street or public right-of-way.
	Plus one space per 200 square feet of floor area of customer service area and one space per 1,000 square feet of storage and distribution area.
Hardware Store	One space per 200 square feet of floor area
Homebuilder Marketing Center	One space per 300 square feet of floor area (ZC 92-99; Ordinance No. 93-5-25)
Hospital	One space for every two beds
Hotel or Motel	One space for each room, unit, or guest accommodation of a hotel/motel with no restaurant, private club, meeting facilities, and/or recreational facility other than a swimming pool
	1.25 spaces for each room, unit, or guest accommodation of a hotel/motel with restaurant, private club, meeting facilities, and/or recreational facility other than a swimming pool (ZC 99-27; Ordinance No. 99-7-8)
Household Care Facility	Two spaces for each dwelling unit
Household Care Institution	One space for every three rooms or beds, whichever is greater
Independent Living Facility (ZC 2000-83; Ordinance No. 2000-11-30)	One space per dwelling unit
Library or Museum	Ten spaces plus one space for each 300 square feet of floor area
Long-term Care Facility (ZC 2000-83; Ordinance No. 2000-11-30)	One space for each two rooms or beds, whichever is greater
Manufacturing, Processing, or Repairing	One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater
Massage Establishment	One space for each 200 square feet of floor area
Mini-Warehouse	One space for each 20 storage cubicles plus required parking for the office and caretaker's quarters. Parking spaces to be rented shall not be included in this requirement.
Mortuary	One space for each two persons normally accommodated in services or one space per 200 square feet, whichever is greater
Nursery	One space for each 300 square feet of floor area plus one space for each 5,000 square feet of exterior sales area (ZC 92-55; Ordinance No. 92-9-1)

Parking Space Schedule for Nonresidential Uses in all Districts	
Office - General	One space for each 300 square feet of floor area. See Subsection 3.1110.3. for additional requirements. This required parking ratio may be reduced to 1:400 subject to: (ZC 2003-01; Ordinance No. 2003-3-6)
	Single tenant office building of a minimum of 200,000 gross square feet
	The Floor Area Ratio does not exceed 0.30:1
	Approval of a site plan showing where additional parking can be added if necessary
Office - Medical	One space for each 175 square feet of floor area
Office - Showroom/ Warehouse	One space for each 1,000 square feet of floor area for storage and warehousing, plus one space for each 300 square feet of office, sales, or display areas. The maximum square footage of office space must be noted on the site plan. (ZC 95-100; Ordinance No. 96-1-32)
Private Club	Unless a private club utilizes shopping center parking requirements, the following parking shall be required:
	If free standing or located in a shopping center of 150,000 square feet or less, one space for each 10.5 square feet of bar, lounge, and waiting area, plus one space for each 100 square feet of remaining floor area.
	If located in a shopping center of 150,000 - 250,000 square feet, one space for each 100 square feet of gross floor area.
	If located in a shopping center of 250,000 - 500,000 square feet, one space for each 150 square feet of gross floor area.
	If located in a shopping center of 500,000 square feet or greater, one space for each 200 square feet of gross floor area.
Recreational Area or Building, Private or Commercial (other than listed)	One space for every two persons to be normally accommodated in the establishment.
Regional Shopping Mall (with more than 1,000,000 square feet of floor space) (ZC 98-100; Ordinance No. 99-1-8)	One space for each 225 feet of gross leaseable area
Rehabilitation Care Facility	Two spaces for each dwelling unit
Rehabilitation Care Institution	One space for every three rooms or beds, whichever is greater
Residence Hotel (Subsection 3.108)	1.2 spaces per unit
Restaurant or Cafeteria	One space for every 100 square feet of floor area

Parking Space Schedule for Nonresidential Uses in all Districts	
Retail or Personal Services (ZC 2001-36; Ordinance No. 2002-1-13)	See Subsection 3.1110.2. for minimum required parking. Retail or personal services as an incidental use that do not exceed ten percent of the main building area shall be parked at the same rate as the primary use. This use must be located within the main building.
Schools:	
Elementary	One space for each 15 students (design capacity)
Middle	One space for each 14 students (design capacity)
9-10 Grades	One space for each six students (design capacity)
11-12 Grades	One space for each 1.5 students, faculty, and staff (design capacity)
Service Retail	One space for each 200 square feet of retail sales area plus one space for each 400 square feet of service area
Shopping Center (ZC 2001-36; Ordinance No. 2002-1-13)	See Subsection 3.1110.2. for minimum required parking.
	Restaurants, cafeterias, and private clubs with no bar or waiting area that are inline lease spaces and do not exceed ten percent of the shopping center floor area (excluding single occupant, free-standing buildings) may utilize the required minimum parking ratio in Subsection 3.1110.
Stable	One space for each two stalls
Storage or Warehousing	One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater
Theater, Meeting Room, Assembly Hall, and Community Center (ZC 98-101; Ordinance No. 99-2-15)	One space for every three seats or for every three persons accommodated
Vehicle Repair Garage	Three spaces per service bay, plus one space per employee (maximum shift), plus one space per tow truck or other service vehicle

Standards for Uses Listed in Subsection 2.502, Schedule of Permitted Uses, not Matched with a Parking Requirement above	
General Use Category	**Parking Space Requirements**
Accessory and Incidental Uses	One space per employee
Automobile and Related Uses	One space per employee plus one space per stored vehicle
Commercial, Manufacturing, and Industrial Uses	Same as Manufacturing, Processing, or Repairing above
Contract Construction Uses	One space per employee plus one space per company vehicle
Educational, Institutional, and Special Uses	One space per employee

Standards for Uses Listed in Subsection 2.502, Schedule of Permitted Uses, not Matched with a Parking Requirement above	
General Use Category	**Parking Space Requirements**
Office and Professional Uses	One space per 300 square feet of gross floor area (See #3 in Subsection 3.1110.3. for additional requirements.) (ZC 2003-01; Ordinance No. 2003-3-6)
Retail Uses (ZC 2001-36; Ordinance No. 2001-1-13)	See Subsection 3.1110.2. for minimum required parking
Service Uses	One space per 200 square feet of gross floor area
Transportation, Utility, and Communications Uses	One space per employee plus one space per stored vehicle
Wholesale Uses	Same as for Storage or Warehousing above

Number of Required Handicap Parking Spaces Based on Total Number of Parking Spaces Provided	
Total Parking in Lot	**Required Minimum Number of Accessible Spaces**
1 to 25	One
26 to 50	Two
51 to 75	Three
76 to 100	Four
101 to 150	Five
151 to 200	Six
201 to 300	Seven
301 to 400	Eight
401 to 500	Nine
501 to 1,000	Two percent of total
1,001 and over (ZC 92-36; Ordinance No. 92-8-13)	20 plus one for each 100 over 1,000

3.1110 Special Off-Street Parking Regulations

(1) In computing the parking requirements for any development, the total parking requirements shall be the sum of the specific parking space requirements for each use included in the development except as provided in Subsection 3.1111. Where multiple uses are proposed for a building, the parking requirements shall be calculated on the basis of the most restrictive requirements unless specific areas of different uses are delineated by floor or building segment.

(2) The minimum required parking for retail uses and shopping centers 50,000 square feet in size or less is one space per 200 square feet. For retail uses and shopping centers greater than 50,000 square feet, the following shall apply: (ZC 2001-36; Ordinance No. 2002-1-13)

(a) Minimum required parking is one space per 250 square feet.

(b) Additional parking may be provided in excess of 2.a. above. If the total provided parking exceeds 110% of the minimum required parking, additional landscaping is required per 2.c. below.

(c) One tree shall be provided for every three additional parking spaces in excess of 110% of the minimum required parking. These trees are in addition to the required landscaping in Section 3.1200 and shall be distributed in landscape areas within parking areas or adjacent to buildings and not in the landscape edge.

(3) Additional parking for office uses may be provided in excess of the minimum required parking. For those office developments that provide more than 110% of the minimum required parking, additional landscaping must be provided at a rate of one tree for each additional three parking spaces. These trees are in addition to the required landscaping in Section 3.1200, and shall be distributed in landscape areas within parking areas or adjacent to the buildings, and not in the landscape edge. (ZC 2003-01; Ordinance No. 2003-3-6)

(4) Wherever a parking lot is located across the street from or adjacent to residentially-zoned property and is designed so that headlight beams will shine into residences (whether or not such residences have been built at the time the parking lot is constructed), an irrigated earthen berm, a solid masonry wall, or reinforced concrete fence of not less than three nor more than four feet in height above the finished grade of the off-street parking area shall be erected and maintained so as to provide a headlight screen for the residential district.

(5) The off-street parking spaces designated for each apartment (multifamily) dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.

(6) Special Vehicle Storage

(a) A special vehicle is defined as any trailer (including boats or any other item stored thereon) designed to be towed on public streets or any self-propelled vehicle which exceeds 22 feet in length.

(b) Vehicle length shall be measured to include trailer connections and any overhang of the vehicle or trailer, including the item being carried on the trailer.

(c) Storage is defined as the continuous parking of the vehicle for 48 hours or longer.

(d) All vehicles must meet the following requirements:

(i) No special vehicle may be stored on required off-street parking.

(ii) No part of a special vehicle may extend over a public easement or right-of-way.

(iii) No special vehicle stored on a residential lot may be used for housekeeping, living, or sleeping quarters.

(iv) If required, federal and state licensing and registration must be current.

(v) All special vehicles must be maintained in an operable condition.

(vi) Stored vehicles must be secured with wheel stops or maintained so as not to present a safety problem to the neighborhoods in which they are located.

(vii) All special vehicles must be stored on an improved driveway or improved parking surface such as concrete, asphalt, paving stones, or brick. Gravel or crushed rock may be used in the side and rear yards but not in the front yard. The parking surface must be continuous from a driveway.

(viii) Special vehicles must be stored behind the front building line in the side or rear yard unless the lot is served by a driveway from a public street and which is its only point of vehicular access, or the lot does not have access to a standard alley (ten-foot wide paved alley).

(ix) Only one special vehicle may be stored in the front yard.

(x) A special vehicle stored in the front yard must be parked perpendicular to the front property line.

(xi) The storage of a special vehicle exceeding 22 feet in length in the front yard shall require a permit issued by the city, certifying that the vehicle will be stored in compliance with this ordinance. To obtain a permit, the applicant must submit a plan of the lot illustrating how the vehicle will be stored. The permit shall specify the vehicle to be stored and the owner of the lot. The permit is only valid for the vehicle and owner specified. Permits may be revoked if the vehicle is not stored in accordance with this ordinance.

(xii) Special vehicles stored in the side yard or rear yard behind the front building line must be screened from view from adjacent lots and side streets. In addition, these special vehicles must be screened in the front if brought onto the lot from the rear. (See Section 3.1000.)

(7) In all districts developed for single-family or two-family uses, pavement in the front yard may not exceed 55% of the area between the property line and the building face.

(8) On a residential lot all self-propelled vehicles not defined as special vehicles must be parked on an improved surface.

(9) The Planning & Zoning Commission may decrease the amount of required parking for the redevelopment or expansion of building space of a nonresidential property by ten percent where the parking shortage is caused by the dedication of right-of-way or easements required by public improvements. Any reduction granted must be granted through the site plan approval process. The parking reduction is not extended to any future development or redevelopment of the property.

3.1111 Joint Parking Facilities

With approval of a site plan, off-street parking facilities for different buildings, structures, or uses, or for mixed uses, may be provided and used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be permitted, subject to the following provisions:

(1) A legally sufficient written agreement assuring the perpetual joint usage of said common parking for the combination of uses or buildings in properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney, and filed with and made part of the application for a Building Permit.

(2) Up to 60% of the parking spaces required for a theater or other place of evening entertainment, or for a church, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours if specifically approved by the Planning & Zoning Commission. Such approval may be rescinded by the City Council.

(3) Additional parking shall be obtained by the owners in the event that the City Council determines that such joint use is resulting in a public nuisance by providing an inadequate number of parking spaces or otherwise adversely affecting the public health, safety, or welfare.

3.1112 Stacking Requirements for Drive-Through Facilities

(1) A stacking space shall be an area on a site measuring 8 feet by 20 feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area. An escape lane shall be an area measuring a minimum of eight feet wide that provides access around the drive-through facility. An escape lane may be part of a circulation aisle.

(2) For financial institutions with drive-through facilities, five stacking spaces shall be required if one or two teller stations are provided. For three or more teller stations, four stacking spaces shall be required. An escape lane shall be provided in all instances.

(3) For drive-through restaurants, a minimum of stacking space for the first vehicle stop shall be 100 feet and 40 feet thereafter for any other stops. An escape lane shall be provided parallel to the drive-through lane from the beginning of the drive-through lane to the order board.

(4) For kiosks, a minimum of two stacking spaces for each service window shall be provided.

3.1113 Parking Reduction Program

(ZC 94-26)

(1) Purpose

This section establishes requirements and procedures for instituting a Parking Reduction Program for certain uses. The program is designed to address the actual parking needs of large single-tenant buildings by requiring fewer parking spaces than normally required by the Zoning Ordinance. The program promotes a reduction in traffic congestion through the use of car pooling, mass transit, and other parking management techniques.

(2) Eligibility

The Parking Reduction Program may be used for single-tenant buildings or building expansions exceeding 100,000 square feet. This program applies specifically to general office, scientific and research laboratories, and governmental operations but may be utilized for other operations with approval by the Planning & Zoning Commission.

(3) Extent of Reduction

Between 5%-30% of the parking spaces required (calculated using the standard parking rates for the particular use in the Zoning Ordinance) may be deferred.

(4) Pre-Application Conference

The applicant should schedule an appointment with the Planning Department staff to discuss the Parking Reduction Program and its applicability to the project.

(5) Procedure

The Parking Reduction Program must include the items a.-g. described below. A preliminary site plan must be submitted for approval with any application for participation in a Parking Reduction Program. The applicant must also enter into a performance agreement with the city, specifying monitoring and penalty requirements. To ensure the submission of adequate information, the Planning Department is hereby empowered to maintain and distribute a list of specific requirements for the Parking Reduction Program.

(a) Baseline Parking Assessment

The total parking requirement must be calculated using the standard parking rates for the particular use in the Zoning Ordinance.

(b) Estimated Actual Demand

The estimated actual demand for parking must be calculated on planned employee occupancy and visitor needs. Estimates should be based on peak demands and should provide excess parking to accommodate parking turnover and shift overlaps. The estimated actual demand shall not include parking management techniques. A building program with interior plans must be provided listing the amount (square footage) of space by function and projected occupancy level.

(c) Preliminary Site Plan

A preliminary site plan showing how the total parking requirement (baseline assessment) could be met, including cost estimates, must be approved by the Planning & Zoning Commission and City Council. The preliminary site plan shall also show which parking areas are proposed for construction to meet the reduced or estimated actual parking demand. Construction of or additions to structured parking are acceptable methods of meeting the baseline parking assessment. Parking areas or structures must be on land owned or controlled through a permanent, irrevocable agreement by the applicant.

(d) Parking Management Plan

If the applicant does not intend to provide spaces to meet the estimated actual demand, then a parking management plan must be developed, using one or more of the following techniques:

(i) Employer Subsidies to Mass Transit Users

Free or reduced-price passes would be provided to employees using DART or other mass transit services.

(ii) Ride Share Programs

A program in which the company provides vans or similar vehicles to transport eight or more persons to and from work.

(iii) Car Pool Program

A program using designated private vehicles to transport three or more employees to and from work. A car pool program should include incentives for participants such as a stipend to cover gas and ongoing maintenance or preferred parking areas.

(iv) Remote Parking Areas

Parking areas located away from the main facility may be considered if a permanent company-operated shuttle system is provided.

(v) Modified Work Schedules

Operations with more than one shift would arrange work schedules to eliminate shift overlap. This would allow one shift to clear a parking area prior to another reporting for work.

(vi) Other parking reduction techniques may be used with approval by the Planning & Zoning Commission

The effect of each technique, showing how many spaces may be deferred, must be estimated with calculations and supporting documents. The number of parking spaces that may be deferred for each technique is as follows:

Employer Subsidies to Mass Transit Users	One space per rider
Ride Share Program	Four spaces per van
Car Pool Programs	Two spaces per designated vehicle
Remote Parking Areas	One space per offsite parking space
Modified Work Schedules	Spaces provided for shift overlap

(e) Estimate of Overflow Parking Impact

The potential impact of parking exceeding the estimated actual demand must be assessed, along with its impact on on-street parking and parking lots not owned or controlled by the primary user. Measures to mitigate these impacts must be included in the performance agreement.

(f) Performance Agreement

The applicant must enter into a performance agreement with the city which allows deferral of the spaces until demand for a greater number of parking spaces is reached or a change of occupancy occurs. The performance agreement shall:

(i) Specify the number of parking spaces which are being deferred and the program used to decrease parking demand.

(ii) Specify the date the program will commence in relation to completion and occupancy of the structure.

(iii) Require annual parking demand monitoring reports which will note any changes in occupancy or demand for additional parking.

(iv) Provide penalties for failure to comply with the above as stated in Section 6.400.

The performance agreement shall be revoked for failure to comply with the stated terms of agreement. The city shall have the right to require the construction of parking to meet the baseline parking assessment if the agreement is revoked.

(g) Notation on Final Plat and Site Plan

Special notice of the Parking Reduction Program must appear on the final plat that is filed of record with the county and on the approved site plan. Areas reserved for meeting deferred parking must be delineated on the site plan and plat. No building may be constructed on an area reserved for deferred parking.

(6) Planning & Zoning Commission Report

The Planning & Zoning Commission shall review all proposed Parking Reduction Programs. The Planning & Zoning Commission shall make a recommendation to the City Council for approval, modification, or denial of the proposed project, based on a finding that the Parking Reduction Program will not negatively impact adjacent streets or properties.

(7) Redevelopment or Expansion of Building Space

The Planning & Zoning Commission may decrease the amount of required parking for the redevelopment or expansion of building space of a nonresidential property by ten percent where the parking shortage is caused by the dedication of right-of-way or easements required by public improvements. Any reduction must be granted through the site plan approval process. The parking reduction is not extended to any future development or redevelopment of the property. (Ordinance No. 93-9-4)

3.1114 Parking Deferment Program

(ZC 2000-83; Ordinance No. 2000-11-30)

(1) Purpose

This section establishes the requirements and procedures for using a Parking Deferment Program for certain uses. The program is designed to reduce parking for new or redeveloping neighborhood shopping centers and/or independent living facilities. The program will allow a reduction of parking spaces normally required by the Zoning Ordinance. The program encourages increased landscaping and a reduction in the amount of pavement.

(2) Definition

A parking deferment is an allowed reduction of the total required parking for neighborhood centers (including new and redeveloped centers) and/or independent living facilities.

(3) Eligibility

The program may be used for:

(a) Neighborhood retail centers, as defined on the Future Land Use Plan, that are 8-15 acres in size, with the following requirements:

(i) New Centers

Parking may be deferred with construction of a new anchor store and/or structure larger than 15,000 square feet.

(ii) Existing Centers

Parking may be removed and deferred as part of the demolition and reconstruction for a new anchor store, the remodeling or addition of inline lease spaces, the repaving and striping of parking areas, and the addition of new landscaping.

(b) Independent living facilities

(4) Prohibited Uses

Parking shall not be deferred for general offices, medical offices, indoor commercial amusements, private clubs with bar and waiting areas, free-standing buildings of 5,000 square feet or less, free-standing restaurants, outdoor commercial amusements, movie theaters, building supply stores, nurseries, and garden centers.

(5) Prohibited Areas

Retail and commercial uses in the U.S. 75 and Preston Road corridors are not eligible for the program. The U.S. 75 corridor is the land within 1,000 feet of the east right-of-way line of U.S. 75 and within 1,500 feet of the west right-of-way line. The Preston Road corridor is the land within 3,000 feet of the centerline of Preston Road.

(6) Extent of Reduction

A maximum of 15% of the total parking spaces required for neighborhood retail centers and/or a maximum of 25% of the total parking spaces required for independent living facilities may be deferred (calculated using the standard parking rates for the particular use in the Zoning Ordinance). The reduced parking area shall be subject to the following:

(a) Increased Landscaping Area

Land used for deferred parking must be maintained as a landscape area with sod and shrubs. Tree plantings are also encouraged. All landscape areas must be fully irrigated.

(b) Limited Rear Yard Parking

No more than ten percent of the required parking may be located at the rear of the shopping center. Areas reserved for deferred parking may not be located to the rear of the shopping center, in drainage easements or in other unsuitable areas.

(7) Procedure

The Parking Deferment Program includes the items a.-e. described below. A preliminary site plan must be submitted for approval with any application for participation in a Parking Deferment Program. The applicant must also enter into a performance agreement with the City of Plano. To ensure the submission of adequate information, the Planning Department is hereby empowered to maintain and distribute a list of specific requirements for the Parking Deferment Program.

(a) Pre-Application Conference

The applicant should schedule an appointment with a staff member of the Planning Department to discuss the program and its applicability to the project.

(b) Baseline Parking Assessment

The total parking requirement must be calculated using the standard parking rates for the particular uses in the Zoning Ordinance. Land must be reserved onsite to meet the baseline parking assessment and may not be located to the rear of the shopping center, in drainage easements, or in other unsuitable areas.

(c) Performance Agreement

All property owners in a neighborhood center and/or independent living facility must agree to the program regardless of the fact that their property may or may not be eligible for a deferment. A change in land use will require review of the agreement to determine if additional parking is needed. The performance agreement shall:

(i) Be signed by all property owners in a neighborhood center at the time of preliminary site plan submittal. This specification allows staff to make certain owners are aware of the agreement.

(ii) Require common access and parking between all lots and owners.

(iii) Specify the number of parking spaces which are being deferred and the type of development used to allow the deferment.

(iv) Require annual parking demand monitoring reports which will note any changes in occupancy or demand for additional parking.

(v) Provide penalties for failure to comply with the above as stated in Section 6.400.

(d) Preliminary Site Plan Approval

A preliminary site plan showing how the total parking requirement (baseline assessment) could be met must be approved by the Planning & Zoning Commission. One hundred percent of the required parking shall be shown on the preliminary site plan. The plan shall indicate the total number of spaces required, the number eligible for deferment, those actually being deferred, and areas held in reserve.

(e) Planning & Zoning Commission Review

The Planning & Zoning Commission shall review all proposed Parking Deferment Programs. The Planning & Zoning Commission shall approve, modify, or deny the proposed project based on the following:

(i) The effect of overflow parking on adjacent properties and streets.

(ii) The feasibility of providing deferred parking if the agreement is revoked.

(f) Appeals

The decision of the Planning & Zoning Commission to approve or deny a parking deferral agreement shall be final and binding unless an appeal of the decision is made to the City Council. The applicant, Director of Planning, or member of City Council may appeal the decision of the Commission by filing a Notice of Appeal in the office of the Director, no later than ten days after the date on which the Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Commission at a public meeting. Written notice of any appeal shall be sent to the property owner. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than 45 days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reserve the decision of the Commission and may, where appropriate, remand the plan to the Commission for further proceedings consistent with City Council's decision.

(g) Revoking the Agreement

The performance agreement shall be revoked for failure to comply with the stated terms of agreement. Notice will be given to property owners of pending review of the agreement at a public meeting by the Planning & Zoning Commission. The property owner may present the Commission with new information or plans for conforming to the agreement. After review of the agreement, the Planning & Zoning Commission shall have the right to require the construction of parking to meet the baseline parking assessment if the agreement is revoked. No subsequent Certificate of Occupancy will be issued until additional parking is provided.

3.1200 Landscaping Requirements

(ZC 2003-49; Ordinance No. 2003-11-7)

(1) Nonresidential Landscaping Requirements

These standards shall apply to all nonresidential districts except BG and CB-1. Any area within a planned development district or overlay district containing landscaping standards shall be regulated by the standards of the planned development district or overlay district. Tree preservation requirements shall apply to all zoning districts as listed in 6.b. below.

(a) Landscaping along Street Rights-of-Way

All commercial, industrial, and other nonresidential uses shall comply with the following streetscape requirements:

(i) A landscape edge shall be provided adjacent to all streets. The landscape edge shall be a minimum width of ten feet, exclusive of street rights-of-way. Within the landscape edge, one shade tree (three-inch caliper minimum) or an approved ornamental tree shall be planted per 500 square feet of landscape edge. (See Appendix Illustration 14.) The number of required trees shall be calculated solely on the area of the required landscape edge.

(ii) Where parking lots and drives abut the landscape edge, ten shrubs (five gallon minimum) shall be planted per 500 square feet of landscape edge. (See Appendix Illustration 14.) The number of required shrubs shall be calculated solely on the area of the required landscape edge. A berm may be placed within the landscape edge in lieu of the required shrubs unless needed for a headlight screen. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed a three to one grade. Automobile bumpers shall not overhang into the landscape edge. If the parking stalls adjacent to the landscape edge are 18 feet deep, an additional two feet of landscape area shall be required. The additional two feet of landscape area shall not be included in calculating the required landscape edge requirements.

(iii) If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required unless needed for a headlight screen.

(iv) The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted fixtures shall be planted with turf or other living groundcover. Gravel, bark mulch, or other similar materials are not acceptable.

(v) The Planning & Zoning Commission may reduce the width of the required landscape edge during site plan review when the reduction is required for public improvements.

(vi) No site developed prior to the effective date of this section (April 27, 1992) shall be required to conform to the landscaping requirements of this section unless the site is being redeveloped. Redevelopment involving 30% or more increase in the existing square footage of building area and/or the addition of 20 or more parking spaces to the existing parking lot shall comply with the standards of this section. The calculation of landscape requirements shall be based upon the redeveloped portion of the site; however, the location of such improvements may be distributed on the site as a whole.

(b) Interior Parking Lot Landscaping

Any nonresidential parking area which contains more than 20 parking spaces shall provide interior landscaping in addition to the required landscape edge:

(i) Interior landscaping shall include all areas within the paved boundaries of the parking lot as well as planting islands, curbed areas, corner lots, parking spaces, and all interior driveways and aisles except those with no parking spaces located on either side. Landscape areas outside of the parking lot may not be used to meet the interior landscaping requirement. (See Appendix Illustration 15.)

(ii) There shall be eight square feet of permeable interior landscaping for each parking space or fraction thereof. This permeable space shall be grass, shrubs, groundcovers, trees, or a combination of these materials. Gravel, bark mulch, or other similar materials are not acceptable.

(iii) There shall be one shade tree (three inch caliper minimum) or an approved ornamental tree for every 15 parking spaces or fraction thereof. Ornamental trees may be substituted for shade trees at a ratio of two to one with approval of the Planning Department's Landscape Architect. Ornamental trees shall be 8 feet - ten feet in height, if single trunked, or a total of three inch caliper and 8 feet - ten feet in height, if multi-trunked.

(iv) All landscape areas shall be protected by a raised six-inch concrete curb. Pavement shall not be placed closer than five feet from the trunk of a tree. In cases where a tree must be within five feet of a curb or pavement, an approved root barrier device shall be used. The root barrier must be a rigid material system; no chemicals or flexible mesh shall be used.

(v) Where an existing parking area is altered or expanded to increase the number of spaces to more than 20, interior landscaping shall be provided on the new portion of the lot in accordance with the above standards.

(vi) The requirements listed above shall not apply to structured parking garages.

(vii) Properties utilizing the reduced front building setback allowed in Subsection 3-514 must provide one three-inch caliper tree per 750 square feet of landscape area between the property line and the building face.

(viii) Additional trees may be required for certain retail, shopping center, and office uses per Subsection 3.1110.2. & 3.

(c) Landscaping for Corner Lots

Corner lots at the intersection of Type D or larger thoroughfares shall comply with the following landscaping requirements in addition to the required plantings for the landscape edge and interior parking lot landscaping:

(i) A minimum of ten percent of the site area shall be devoted to landscaping.

(ii) A minimum 15-foot wide landscape edge shall be located along all street right-of-way lines beginning at the corner and extending 175 feet or to the closest driveway. Beyond this point, the landscape edge may be gradually reduced (over a distance of 25 feet) to ten feet in width. (See Appendix Illustration 16.)

(iii) Where the Planning Department has determined there is no need for a right-turn lane at a location, the landscape edge may be reduced to a minimum of 7.5 feet. (See Ingress and Egress section of the Thoroughfare Standards Ordinance.)

(iv) A minimum landscape area of 900 square feet shall be located at the intersection corner of the lot. This landscape area shall be provided within an area measured a minimum distance of 40 feet from the projected corner of the intersection on both sides of the lot. (See Appendix Illustration 16.)

(v) No site developed prior to the effective date of this section (April 27, 1992) shall be required to conform to the landscaping requirements of this section unless the site is redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.

(d) Landscaping/Screening for Parking Lots Adjacent to Residential Areas

Where parking is within 50 feet of residentially-zoned property and is not screened from view by a wall, berm, or other screen specified in Section 3-1000, a continuous screen of evergreen shrubs (five gallon minimum) must be placed adjacent to the parking. The required shrubs shall create a minimum three-foot tall screen within two years of planting. Shrubs shall be drought and freeze tolerant.

(e) Landscaping for Below-grade Open Parking Structures in the Front Yard of Nonresidentially-Zoned Properties

Where below-grade open parking is provided in the front yard setback, the required landscaping shall comply with the following regulations:

(i) An 18-foot wide landscape edge shall be provided between the below-grade parking structure and the street right-of-way. The landscape edge is exclusive of street rights-of-way.

(ii) The 18-foot wide landscape edge shall include a minimum three-foot tall berm, measured from the property line after grading. The berm shall not exceed a three to one slope. One shade tree (three inch caliper minimum) or an approved ornamental tree shall be provided per 50 feet of street frontage within the landscape edge between the below-grade open parking and the street right-of-way.

(2) Residential Landscaping Requirements

These standards shall apply to all residential districts, except CB-1. Any area within a planned development district or overlay district containing landscaping standards shall be regulated by the more restrictive standards.

(a) Multifamily and Retirement Housing Landscaping Requirements:

(i) A landscape edge shall be provided adjacent to all streets. The landscape edge shall be a minimum width of ten feet, exclusive of street rights-of-way. Within the landscape edge, one shade tree (three inch caliper minimum) or an approved ornamental tree shall be planted per 500 square feet of landscape edge. The number of required trees shall be calculated solely on the area of the required landscape edge.

(ii) Where parking lots and drives abut the landscape edge, ten evergreen shrubs (five gallon minimum) shall be planted per 500 square feet of landscape edge. The number of required shrubs shall be calculated solely on the area of the required landscape edge. A berm may be placed within the landscape edge in lieu of the required shrubs unless needed for a headlight screen. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed a three to one grade.

(iii) The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, and plantings beds, signs or other permitted fixtures shall be planted with turf or other living groundcover. Gravel, bark mulch, or other similar materials are not acceptable.

(iv) If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required unless needed for a headlight screen.

(v) The Planning & Zoning Commission may reduce the width of the required landscape edge during site plan review when the reduction is required for public improvements.

(vi) Parking areas shall be landscaped in addition to the required landscape edge. Seventeen square feet of landscaping for each parking space shall be provided within the paved boundaries, including one shade tree (three inch caliper minimum) or an approved ornamental tree per ten parking spaces. Ornamental trees may be substituted for shade trees at a ratio of two to one with approval of the Planning Department's Landscape Architect. Ornamental trees shall be 8 feet - ten feet in height, if single trunked, or a total of three inch caliper and 8 feet - ten feet in height, if multi-trunked.

(vii) All landscape areas shall be protected by a raised six-inch concrete curb. Pavement shall not be placed closer than five feet from the trunk of a tree. In cases where a tree must be within five feet of a curb or pavement, an approved root barrier device shall be used. The root barrier must be a rigid material system; no chemicals or flexible mesh shall be used.

(viii) One shade tree (three inch caliper minimum) or an approved ornamental tree per 1,000 square feet of required open space shall be provided.

(ix) No site developed prior to the effective date of this section (April 27, 1992) shall be required to conform to the landscaping requirements of this section unless the site is redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.

(b) Landscaping Requirements for Single-Family, Patio Home, Single-Family Attached, and Two-Family Developments:

(i) One shade tree (three inch caliper minimum) or an approved ornamental tree shall be provided in residential subdivisions for each lot.

(ii) All required trees must be planted prior to request for final building inspection of the dwelling unit.

(3) Landscape Maintenance Requirements

(a) All plant material shall be maintained in a healthy and growing condition and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.

(b) Landscape areas shall be kept free of trash, litter, weeds, and other such materials or plants not a part of the landscaping.

(c) An automatic irrigation system is required for all landscaping. The irrigation system shall be designed with efficient water usage as an operational goal. The design shall include appropriate shut-off devices, manual over-ride and rain sensor. The irrigation system shall be designed with zones to water plants based on similar water needs.

(d) The requirements listed in a.-c. above shall not apply to single-family, patio home, single-family-attached, and two-family platted lots.

(e) Any developer desiring to install and maintain landscaping materials and irrigation facilities within the city right-of-way must first enter into and execute a "Median Right-of-Way Landscape and Irrigation Agreement."

(f) Entryway or amenity features within city right-of-way may be developed under the responsibility of a homeowners association or commercial property owners association. Documents shall be submitted, reviewed, and approved by the city.

(4) Landscape Design Requirements

Required trees and plants shall comply with the list of trees and plants that are suitable for local soil and climate conditions as compiled by the Planning Department's Landscape Architect. Landscape design shall exhibit the application of water conservation through creative design and shall be reviewed for compliance with the following principles:

(a) Careful landscape design that applies water conservation methods,

(b) Soil protection and improvement,

(c) Careful selection and design of turf areas,

(d) Use of site appropriate plant material with water conservation in mind, and

(e) The use of mulch around all plant material and areas that are not turf or hardscape.

(5) Landscape Plan Approval

(a) Landscape plans shall be submitted with all nonresidential, multifamily, and retirement housing development submissions. Landscape plans shall ensure proper location of vegetation within public rights-of-way, preserve visibility triangles, maintain the overall integrity and intent of living screens, and promote ornamental planting within the city.

(b) Submission of landscape plans shall be made to the Planning and Engineering Departments and shall comply with all submittal requirements. The applicant shall be provided a landscape review checklist that may include additional landscape requirements. City staff shall evaluate the appropriateness of the landscape and irrigation plans and may approve them or approve them subject to stipulations.

(c) Unless otherwise requested, a full irrigation plan is not required for approval of the Planning and Engineering Departments. The only irrigation information required on the landscape plan is the location and size of the irrigation meter, which must be located in the public right-of-way or a dedicated easement.

(6) Tree Preservation and Protection

The purpose of this section is to establish regulations for the preservation and/or replacement of existing trees within the city of Plano and to provide requirements for the protection of trees during construction, development, or redevelopment.

(a) Definitions

Term	Definition
Buildable Area	The portion of a lot exclusive of required yard areas on which a structure or building improvements may be erected.
Building Pad	The actual foundation area of a building and a ten-foot clear area around the foundation necessary for construction and grade transitions.
Clear-Cutting	The random cutting, plowing, or grubbing of trees without regard to type or size for the purpose of clearing the land.
Development	Any manmade change to improved or unimproved real estate including, but not limited to, buildings and other structures, paving, drainage, or utilities, and agricultural activities.
Drip Line	A vertical line run through the outermost portion of the crown of a tree and extending to the ground.
Tree	Any self-supporting woody perennial plant which has a trunk diameter of four and one-half inches or more when measured by caliper inch at a point of four feet above ground level and which normally attains a height of at least 15 feet at maturity.

(b) Applicability

The terms and provisions of the section apply to all property as follows:

(i) All vacant and undeveloped property, and

(ii) All property to be redeveloped, including additions and alterations.

(c) Exemptions

(i) This section does not apply to individual single-family, duplex, and single-family attached lots after initial development and final inspection of the dwelling units by the Building Inspection Department or to properties for which an approved site plan, phase II land study, preliminary plat, or preliminary replat is in effect on the date of adoption of this ordinance.

(ii) For all single-family developments, the buildable area as defined above, plus the area needed to establish proper drainage, public street rights-of-way, and public utility easements are exempt.

(iii) For all nonresidential and multifamily developments, the building pads as defined above, plus proposed public street rights-of-way, public utility easements, off-street parking areas, driveways, fire lanes, and drive aisles are exempt. Sufficient area to allow the normal operation of construction equipment for these improvements is also exempt.

(iv) During the period of an emergency such as a tornado, storm, flood, or other natural disaster, the requirements of this ordinance may be waived as deemed necessary by the Emergency Management Coordinator or other designee of the City Manager.

(v) In addition to rights granted by easement, utility companies franchised by the city may remove trees during the period of an emergency that are determined by the company to be a danger to public safety and welfare by interfering with utility service.

(vi) Any nursery, as defined by Section 1-600 of this ordinance, shall be exempt from the terms and provisions of this ordinance only in relation to those trees planted and growing on the premises for the sale or intended sale to the public.

(vii) City rights-of-way, streets, parks, and any other public property under the jurisdiction of the City of Plano shall be governed by the requirements of this ordinance and the requirements of Ordinance No. 89-11-15.

(viii) Hackberry (Celtis occidentalis), Bois d'Arc (Malcura pomifera), and Cottonwood (Populus deltoides) are exempt from tree protection and preservation requirements except when located in a floodplain or watercourse as defined by the City of Plano or other government agencies.

(d) Tree Preservation Requirements

The following requirements must be met:

(i) No clear-cutting of land is allowed without a permit. The approved Tree Preservation Plan is the permit for the removal of trees subject to this ordinance.

(ii) No tree eight inches in caliper or larger may be removed unless it is located in areas specifically exempted in 6.c. above or the city has approved removal. These trees must be preserved unless the health and condition of the tree warrants removal, as determined by the city.

(iii) The caliper of a tree shall be measured at four feet above ground level for tree survey purposes.

(e) Tree Survey and Preservation Plan Required

(i) Preliminary Development Plans

A general survey of natural vegetation showing tree groupings and anticipated tree losses shall be submitted with all preliminary site plan and phase II land study applications. Required data includes approximate locations and species of individual trees eight inches or larger in caliper and a range of sizes and species for tree groupings. Photographs of the site showing tree cover are also required.

(ii) Final Development Plans

A tree survey and tree preservation plan shall be submitted with all site plan and preliminary plat applications. The Planning Department is authorized to maintain a list of required information for tree surveys and tree preservation plans. The tree survey shall include the exact location, size, condition if damaged or diseased, and common name of each tree eight inches in caliper or larger. The survey must also show existing and proposed spot elevations near the trunk of trees to be preserved. This document must be signed by the preparer. The tree preservation plan shall indicate which trees are to be preserved, which are to be removed and the manner in which they will be protected during the construction period. A tree mitigation plan must be included as part of the tree survey and protection plan. Projects will not be released for construction until a tree preservation plan (if applicable) has been approved.

(iii) Field Inspections

Prior to the approval by the Planning Department's Landscape Architect of a tree preservation plan, the applicant shall mark all trees to be preserved in a manner to allow for quick field and plan coordination and notify the city of the marking. The city shall inspect and verify the marking within two weeks.

1. Prior to the commencement of grading, all tree markings, protective fencing such as plastic mesh and erosion control measures must be installed by the developer and must be inspected by the city.

2. The city may issue a stop-work order at any time if tree preservation requirements are not being met.

3. Within two weeks of notification by the Engineering Department that final acceptance of the subdivision is imminent, a final inspection of the tree preservation methods must be performed.

(f) Requirements for Tree Preservation

Developers shall adhere to the following tree protection measures on all construction sites.

(i) Prior to grading, brush removal, or construction, the developer shall clearly tag or mark all trees to be preserved.

(ii) The developer shall erect a plastic mesh fence, or other approved fencing material, a minimum of four feet in height around each tree or group of trees to prevent the placement of debris or fill within the drip line.

(iii) During the construction phase of development, the developer shall prohibit cleaning, parking, or storage of equipment or materials under the canopy of any tree or group of trees being preserved. The developer shall not allow the disposal of any waste material such as, but not limited to, paint, oil solvents, asphalt, concrete, mortar, etc. in the canopy area.

(iv) No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

(v) No fill or excavation may occur within the drip line of a tree to be preserved unless there is a specific approved plan for use of tree wells or retaining walls. Major changes of grade (six inches or greater) will require additional measures to maintain proper oxygen and water exchange with the roots. In addition, the developer should adhere to the following guidelines to protect the trees to be preserved:

1. With grade changes, a reinforced retaining wall or tree well of a design approved by the city should be constructed around the tree no closer than half the distance between the trunk and the drip line. The retaining wall should be constructed so as to maintain the existing grades around a tree or group of trees.

2. At no time should a wall, pavement, or porous pavement be placed closer than five feet or one foot for every two inches in caliper, whichever is greater, to the trunk of the tree.

3. Root pruning may be necessary when the critical root zone is to be disturbed.

4. If a patio, sidewalk, drive, parking lot, or other paved surface must be placed within the drip line of an existing tree, material such as a porous pavement or other approved construction method that will allow the passage of water and oxygen may be required.

(g) Tree Preservation Credits

This paragraph applies only to nonresidential and multifamily development. For every tree (eight inches in caliper or larger) preserved, the developer shall be given credit for two trees as required by this ordinance. Only trees in good condition, having been protected in accordance with the Tree Protection Requirements, shall be considered for credit. A maximum credit of one-third of the required trees shall be allowed per site. Trees designated as mitigation trees are not subject to the tree credit and must be accounted for at 100%. Determination of credits shall be made by the city upon completion of site improvements. Field conditions may warrant submittal of a revised landscape plan to determine the number of tree credits. Review may include a field inspection of the site, and the plan may be referred to other departments for review and recommendations.

(h) Replacement of Trees

Replacement of trees will be required if trees are removed when:

(i) The trees were identified on the Tree Preservation Plan for preservation but were damaged or destroyed during construction.

(ii) The trees were located in the 100-year floodplain, including areas approved for reclamation, unless the city requires removal of trees for drainage purposes.

(iii) Replacement trees are to be measured at 12 inches above the soil stain.

(iv) Trees that are eight to 30 inches in caliper shall be replaced at an inch-to-inch rate. The minimum size replacement tree shall be four inch caliper.

(v) Trees that are larger than 30 inches in caliper shall be replaced at a rate of one and one-half inch per one inch of removed tree. The minimum size replacement tree shall be four inch caliper.

(vi) In order to encourage the use of larger caliper trees for required landscaping, the mitigation inches required for tree replacement may be added to the required edge, interior parking lot trees and open space trees on a one inch for one inch basis in one inch increments. These must be clearly indicated on the landscape submittal.

(vii) Acceptable types of replacement will be left to the designer to select but must be of high quality native or naturalized material with a proven record of suitability for local climate and conditions in accordance with 4. above.

(viii) If the physical limitations of the subject property are such that all of the replacement trees cannot be properly located, the developer shall locate the extra trees in public rights-of-way, medians, on private open space areas, or in public park land with the approval of the Planning Department's Landscape Architect or the Urban Forester. The developer may pay a fee to the city in lieu of tree replacement.

3.1300 Performance Standards

In all zoning districts, any use indicated as a permitted use shall conform in operation, location, and construction to the performance standards hereinafter specified. In the CE, LI-1, and LI-2 districts, in addition to the permitted uses, there shall be permitted any other manufacturing, processing, fabricating, packing, or storage use, except those requiring specific use permits, which conform in operation, location, and construction to the performance standards hereinafter specified for noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration, and glare.

3.1301 Noise

At no point at the bounding property line of any use shall the sound pressure level of any operation or plant exceed the A scale limits of 65 decibels for daytime and 58 decibels at nighttime. Measurement of noise shall be made with a sound level meter meeting the standards prescribed by the American National Standards Institute (ANSI). For this section, daytime is defined as the time period from 7:00 a.m. to 10:00 p.m., and nighttime is defined as the time period from 10:01 p.m. to 6:59 a.m. The boundary property line is the common line between two parcels of property. (ZC 99-21; Ordinance No. 99-12-15)

3.1302 Smoke and Particulate Matter

No operation or use shall cause, create, or allow the emission for more than three minutes in any one hour of air contaminants which at the emission point or within the bounds of the property are:

(1) As dark or darker in shade as that designated as No. 2 on the Ringleman Chart as published by the United States Bureau of Mines Information Circular 7118.

(2) Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants in the standard prescribed in 1. above, except that when the presence of uncombined water is the only reason for failure to comply or when such contaminants are emitted inside a building which prevents their escape into the atmosphere, this standard and the standard specified in 1. above shall not apply.

(3) The emission of particulate matter from all sources shall not exceed 0.5 pounds per acre of property within the plant site per any one hour.

(4) The open storage and open processing operations, including onsite transportation movements which are the source of wind or airborne dust or other particulate matter; or which involves dust or other particulate air contaminants, generating equipment such as used in paint spraying, grain handling, sand or gravel processing or storage, or sand blasting shall be so conducted that dust and other particulate matter so generated are not transported across the boundary line of the tract on which the use is located in concentrations exceeding four grains per 1,000 cubic feet of air.

3.1303 Odorous Matter

(1) No use shall be located or operated which involves the emission of odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the bounding property line or any point beyond the tract on which such use or operation is located.

(2) The odor threshold as herein set forth shall be determined by observation by a person or persons. In any case, where uncertainty may arise, or where the operator or owner of an odor emitting use may disagree with the enforcing officer, or where specific measurement of odor concentration is required, the method and procedures specified by American Society for Testing Materials (A.S.T.M.D.) 1391-57 entitled "Standard Method for Measurement of Odor in Atmospheres" shall be used and a copy of A.S.T.M.D. 1391-57 is hereby incorporated by reference.

3.1304 Fire or Explosive Hazard Material

(1) No use involving the manufacture or storage of compounds or products which decompose by detonation shall be permitted except that chlorates, nitrates, per chlorates, phosphorus, and similar substances and compounds in small quantities for use by industry, school laboratories, druggists, or wholesalers may be permitted when approved by the Fire Department of the City of Plano.

(2) The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents, and petroleum products shall be permitted only when such storage or use conforms to the standards and regulations of the Fire Department of the City of Plano.

3.1305 Toxic and Noxious Matter

No operation or use shall emit a concentration across the bounding property line of the tract on which such operation or use is located of toxic or noxious matter which will exceed ten percent of the concentration (exposure) considered as the threshold limit for an industrial worker as such standards are set forth by the Texas State Department of Health in "Threshold Limit Values Occupational Health Regulation No. 3," a copy of which is hereby incorporated by reference.

3.1306 Vibration

No operation or use shall at any time create earth borne vibrations which when measured at the bounding property line of the source operation exceed the limits of displacement set forth in the following table in the frequency ranges specified:

Frequency Cycles per Second	Displacement in Inches
0 to 10	0.0010
10 to 20	0.0008
20 to 30	0.0005
30 to 40	0.0004
40 and over	0.0003

3.1400 Traffic Impact Analysis

(ZC 97-48; Ordinance No. 97-10-45)

3.1401 Introduction

This section establishes requirements and procedures pertaining to traffic impact analysis (TIA). These requirements are intended to inform the applicant of the city's expectations, expedite the city staff's review process of TIA reports, provide standard criteria for evaluating development proposals, and establish equitable mitigation and cost sharing policies.

A TIA is intended to develop public/private partnerships to coordinate land use and transportation facility development. Both the City of Plano and the land developer share in the responsibility to consider all reasonable solutions to identified transportation problems.

Plano requires TIAs to be done for both zoning and preliminary site plan processes. Each of these has specific purposes that are complementary of one another. Both types of TIAs do, however, share the goal of identifying the relationship between land use and transportation needs. Below is a brief description of the purpose of each process:

(1) Zoning TIA

The goal of this process is to ensure balance between future land uses and the ultimate roadway system. This process uses future traffic volumes based on the city being developed (as projected in the year 2020 Tranplan computer model). It also assumes the entire roadway system to be in place (both existing and future roads). This allows a zoning proposal to be evaluated as to its effect on the ultimate roadway system and allows for determination of the roadway system's ability to accommodate the proposed use.

The TIA, done at the time of a zoning change request, is to determine the traffic loading that the proposed zoning will impose on the approved thoroughfare system in the 2020 design year and to determine that the thoroughfare system, as planned, can handle the traffic loading at Level of Service D or better in the peak hour. Conclusions drawn from the analysis, along with other land use and service factors, shall be taken into consideration by the Planning & Zoning Commission and the City Council in approval or disapproval of zoning changes.

(2) Site Plan TIA

This process is done simultaneous with the submittal of a preliminary site plan. The goal of this study is to look at a specific development of known size and use and to determine the effect of that use on the existing roadway system. It uses existing traffic volumes and assumes the existing roadway configuration to be used for analysis. This process should ensure that the roadway system is adequate to accommodate the proposed use and may recommend mitigation measures necessary to ensure efficient traffic flow around the proposed site (as based on intersection and roadway levels of service).

A TIA, at the time of site plan approval, is intended to define the immediate impacts of the proposed development and any necessary transportation improvements (public or private) required to ensure a satisfactory level of service on all affected thoroughfares. A site plan TIA is designed to mitigate traffic impacts by optimizing roadway capacity, access design, and traffic control. A TIA may not be used to deny development permitted by zoning, nor shall it be used to modify road design contrary to the Transportation Element of the

Comprehensive Plan or to the Thoroughfare Standards Ordinance. The detail of site plan TIAs is greater than TIAs prepared for zoning cases. Specific improvements to the existing roadways consistent with the Thoroughfare Plan may be needed to gain approval of site plan proposals. Timing of and cost sharing agreements for the construction of offsite improvements also may be considered.

3.1402 Definitions

Term	Definition
Trip Generation Rates	The city's criteria for trip generation for various categories of land use and density shall be those set forth in the latest edition of the trip generation informational report published by the Institute of Transportation Engineers (ITE) unless the proposed use does not have a corresponding rate in the Trip Generation Manual. Alternate trip generation rates shall not be accepted for individual zoning cases or site plans but shall instead be adopted for citywide use on the basis of a general study of local conditions.
Design Year	The design year is the point in time upon which assumptions pertaining to land use, population, employment, and transportation facilities are based. All zoning analysis shall be based on a design year of 2020. All site plan analysis shall use a design year based on the expected date of project occupancy.
Base Volumes	Base volumes for analyzing zoning cases shall be derived from the city's latest computer projection of traffic volumes for the year 2020. Base volumes for site plans shall be based on current traffic counts adjusted to the expected date of project occupancy. When available, all base data shall be supplied by the city's Engineering Department, Transportation Division. In all cases when ground counts are needed and are not available, the developer or his agent shall be required to collect such data.
Modeling	A TIA as required by the city for zoning cases will be accomplished by the use of the TRANPLAN analysis package. A TIA, as required, may be performed by the applicant or his agent. The city's Engineering Department, Transportation Division will supply (for a fee) TRANPLAN volume plots based on existing and proposed zoning.
Level of Service (LOS)	LOS is a measure of the level of congestion experienced on roadways. The desirable minimum LOS of the City of Plano is Level of Service D in the peak hour. LOS shall be measured of both link and intersection operations.
Thoroughfare Plan	The official City of Plano Thoroughfare Plan, including all routes designated as a Type F collector facility or higher.
Transportation Improvements Program(TIP)	A five year schedule and funding program of all approved and committed transportation improvements.

3.1403 Applicability

A TIA will be required by the city's Planning Department for zoning requests and preliminary site plans submitted for approval. All TIAs shall be performed by a consultant qualified to perform such studies. Requirements for mitigating negative traffic impacts shall apply to all zoning cases and site plans. In certain cases, due to project phasing, a site plan TIA might be required with a concept plan submittal.

(1) Zoning

Any zoning request for multifamily or nonresidential as defined herein under the land use classification which generates at least 5,000 trips per day requires a TIA, unless the proposed zoning results in a net trip reduction compared to existing zoning. A zoning request involving multiple zoning districts is required to have a TIA based on the total traffic generated.

(2) Preliminary Site Plan

Any preliminary site plan or site plan generating 5,000 trips per day or which has a floor area ratio (FAR) of 0.75, or greater, requires a TIA.

3.1404 Methodology

Pre-submission consultation with the Development Review and Transportation Divisions staff is required. Zoning and site plan applications, as defined in Subsection 3.1403, not containing TIAs will be judged incomplete and shall not be forwarded to the Planning & Zoning Commission for action. It is the responsibility of the applicant to demonstrate that a TIA is not required. Details of the required analysis will be determined at this meeting. In certain instances, traffic from other approved but not built developments may have to be accounted for in traffic assignments. Staff might also require specific assumptions such as percent trucks be altered to match local conditions. Peak hour analysis might be directed to reflect the peak 15 minutes for certain types of land use. All of these types of issues will be addressed at the pre-meeting.

The following procedures shall be followed in preparing traffic impact studies submitted to the City of Plano:

(1) Zoning TIA Content

(a) Study Area

A map(s) delineating the TIA study area and all existing and planned streets contained therein. The study area shall be based on the total daily estimated trip generation. The study area shall be a one mile radius for less than 10,000 trips per day. A larger radius shall be considered for more than 10,000 trips per day.

(b) Existing Zoning

A description of the existing zoning in the area proposed for rezoning including: existing land area (gross and net) by zoning classification and density figures expressed as FAR, square footage, number of hotel rooms, dwelling units, etc.

(c) Proposed Zoning

A description of the proposed zoning including land area (gross and net) by zoning classification and density figures expressed by FAR, square footage, number of hotel rooms, dwelling units, etc.

(d) Thoroughfare Network

A description of roadway development at the 2020 design year for the entire study area and base volumes of thoroughfares within the study area.

(e) Impact Determination

The TIA will describe the volume/capacity (V/C) ratio for all thoroughfares (Type F and higher) and delay projections for intersections in the studied area to determine if Level of Service D operation is maintained. The analysis shall contain the following minimum information:

(i) Proposed Trip Generation

Show in tabular form trip generation rates and the total trips generated by land use assuming full development and occupancy. Indicate trip reductions, if any, resulting from credits for mass transit, passerby, mixed use, etc. All trip reductions must conform to Planning & Zoning Commission approved generation rates. Calculate the net estimated trips.

(ii) Existing Trip Generation

Show in tabular form by land use trips generated based on existing zoning. All appropriate trip reductions permitted by approved generation rates must be included.

(iii) Net Increased Trip Generation, Distribution, and Assignment

Proposed trip generation minus existing trips generated and the assignment of new trips generated is to be calculated. The net increased trips generated by the development are to be added to the base volumes projected for the design year. Twenty-four hour and peak hour volumes must be calculated. Distribution and assignment calculations must be provided unless TRANPLAN is used.

(iv) Level of Service Analysis

Show in tabular form, 24-hour and peak-hour levels of service for existing and proposed zoning. Calculations shall include all thoroughfare links and intersections. Calculate level of service and percentage of change (when compared to base volumes) for each link and intersection.

(v) Conclusions

Summarize points of conflict and congestion, identify all thoroughfare links or intersections exceeding a Level of Service D and the percentage of change produced by the proposed zoning change.

(f) Mitigation

Traffic produced by the proposed zoning plus the assumed background traffic should not exceed Level of Service D. Locations exceeding Level of Service D, where the proposed zoning contributes five percent or more of the traffic, should be mitigated. Acceptable methods of mitigating negative traffic impacts are:

(i) Requirements in addition to those provided in the Thoroughfare Standards Ordinance relating to driveway median opening location and distance between drives.

(ii) Modified zoning and/or density reduction or relocation.

(iii) Amendments to the city's Thoroughfare Plan shall not be accepted as a means of mitigating negative impacts. Minor amendments to thoroughfare and intersection design (e.g., turn lanes, acceleration and deceleration lanes, and associated rights-of-way) may be accepted on a case-by-case basis.

(2) Planning & Zoning Commission Report

The Planning & Zoning Commission shall make a report to the City Council on all TIAs it considers in conjunction with requests for rezoning. The Planning & Zoning Commission may make a recommendation for approval, modification, or denial of the zoning case based on other planning factors in addition to its review of a TIA.

Where the identified impacts of the proposed zoning cannot be adequately mitigated, the Planning & Zoning Commission shall recommend to the City Council one or more of the following actions:

(a) Denial of the zoning case in total or in part.

(b) Any other action deemed appropriate to mitigate negative traffic impacts.

The Planning & Zoning Commission may recommend, in addition to measures defined above, that a study of the Major Thoroughfare Plan be made to determine amendments required to ensure adequate long-term capacity.

(3) Site Plan TIA Content

(a) Study Area

A map(s) shall be included delineating the TIA study area and all existing and planned streets therein. The study area shall be a minimum of a one mile radius at the discretion of the city's Traffic Engineer.

(b) Existing Zoning and Development

Describe existing zoning including land area (gross and net) by zoning classification, including density figures expressed as FAR, square footage, number of hotel rooms, dwelling units, etc. Also, describe any existing development onsite and how it will be affected by development proposals.

(c) Thoroughfare Network

Describe existing thoroughfares, signals and signal phasing, and traffic volumes within the study area.

(d) Proposed Development

Describe the proposed development including land area (gross and net) and density figures expressed by FAR, square footage, number of hotel rooms, dwelling units, etc. Also describe roadway conditions as expected by date of occupancy. Improvements shown must be funded within the Transportation Improvements Program or proposed for development at the developers expense to be repaid by the city in accordance with the city's cost sharing policies as funds become available. Indicate roadway and intersection capacities at study date.

(e) Impact Determination

Determine the level of service for all thoroughfares and intersections in the study area. The analysis shall contain the following minimum information:

(i) Proposed Trip Generation

Calculate total trip generation by use (assuming full development and occupancy) and report any reductions for passerby, mixed use, etc., as permitted by generation rates approved by the Planning & Zoning Commission. Show trip generation by use in tabular form with land use trip generation rates and trips generated.

(ii) Trip Distribution and Assignment

Trips generated by the proposed development are to be added to the base volumes projected for the design year. Peak hour volumes must be calculated. Distribution assumptions and assignment calculations must be provided.

(iii) Level of Service Analysis

Show in tabular form 24-hour and peak-hour V/C ratios for links and intersections within the study area. Analyze all points of ingress and egress, median breaks, and turn lanes associated with the proposed site.

(iv) Conclusions

Provide a summary of points of conflict and congestion. Identify all thoroughfare links or intersections exceeding a Level of Service D and the percent increase in total traffic produced by the proposed site plan. Identify any operational problems (e.g., drives, median openings, and signalization) within 500 feet of the site.

(f) Mitigation

Traffic levels exceeding Level of Service D, where the development is contributing five percent or more of the total trips should be mitigated. Problems demonstrated by the TIA can be corrected by:

(i) Requirements in addition to those provided in the Thoroughfare Standards Ordinance relating to driveway and median opening location and distance between drives.

(ii) Modifying density or intensity or use (e.g., reduction in square footage or percentage of commercial use).

(iii) Phasing construction until additional roadway capacity becomes available.

(iv) Onsite improvements including access controls and site circulation adjustments.

(v) Offsite improvements including the construction of additional lanes where the surrounding thoroughfares are not fully developed or intersection improvements where the surrounding area is approaching full development. Costs for offsite improvements that are consistent with the Thoroughfare Plan shall be repaid by the city in accordance with its cost sharing policies, as funds become available.

(4) Public Meetings

The applicant or their representative shall be available to answer questions that may arise during Planning & Zoning Commission meetings or City Council meetings.

(5) Planning & Zoning Commission Report

The Planning & Zoning Commission shall report to the City Council their findings on all TIA studies reviewed in conjunction with the review of site plans.

Where identified impacts cannot be adequately mitigated by the date of occupancy, the Planning & Zoning Commission shall recommend to the City Council one or more of the following actions:

(a) Study of the major Thoroughfare Plan to determine amendments required to increase long-term capacity.

(b) Amendment of the TIP to expedite construction of needed related public improvements.

(c) Changes in intersection design, signal systems, etc. to increase capacity.

(d) Temporary delay (partial or total) of the proposed project for up to two years to coordinate with planned public improvements. In no instance may a project be delayed more than two years based on negative findings of a TIA. If all planned public improvements have been constructed in the area, there shall be no cause for delay in approval of the project based upon the TIA.

(e) Any other measures deemed appropriate to mitigate negative traffic impacts.

3.1405 Administration

The Planning & Zoning Commission shall be responsible for administering the TIA requirements of the Zoning Ordinance. The Planning & Zoning Commission shall also be responsible for:

(1) Reviewing and proposing to the City Council amendments to all TIA requirements and procedures.

(2) Reviewing all TIAs submitted in conjunction with zoning and site plan applications.

(3) Reporting to the City Council their finding of traffic impacts and, if appropriate, recommended methods of mitigation.

Applicants may request City Council reconsideration of a TIA and the findings of the Planning & Zoning Commission. Unless a majority of the City Council votes in favor of reconsidering the TIA, discussion shall be limited to the findings of the Planning & Zoning Commission.

3.1500 Residential Adjacency Standards (RAS)

(ZC 99-46; Ordinance No. 99-10-12)

This section establishes the process for incorporating RAS into the site plan review process. (See Article 5.) These standards are applicable when the symbol "R" appears in Subsection 2.502, Schedule of Permitted Uses.

These standards are in addition to the development regulations applicable to the underlying zoning district. When any requirements in this section are in conflict with any other requirements for the underlying zoning district, the more restrictive requirements shall apply.

3.1501 Purpose and Intent

The general objectives of this section are to preserve and protect the integrity, enjoyment, and property values of residential neighborhoods within the city of Plano, through the establishment of standards for certain nonresidential uses that may impact surrounding residential land uses.

3.1502 Definitions

Term	Definition
Residential Adjacency	Any nonresidential building, use, or associated activity identified in Subsection 2.502, Schedule of Permitted Uses and Subsection 3.1504 below that when located in proximity to a residential district may result in detrimental impact to a residential property. Residential adjacency shall include the lot on which the nonresidential building, use, or associated activity is located. In cases where multiple uses are contained on the same lot, residential adjacency shall apply to the area within that lot which encompasses the building, use, or associated activity and all accessory buildings, uses, or areas necessary to support them.
RAS	Residential Adjacency Standards
Vehicular Service Bays	Any partially or fully enclosed space used for major or minor automobile repair, truck and bus repair, or similar activities.
Individual Service Speakers	Speakers used to conduct business with individual customers outdoors or in a partially enclosed structure including, but not limited to:
	Drive-through payment windows,
	Drive-through restaurant ordering boards,
	Service station pump islands, and
	Car washes.

Term	Definition
Public Address/Paging Systems	Loud speaker or amplified paging systems intended to contact or provide information to person(s) on the exterior of a building such as those commonly used by businesses with large outdoor facilities/operations including, but not limited to:
	New and used car dealers,
	Building material sales,
	Garden centers, and
	Car washes.

3.1503 Review Process

(1) The RAS shall apply when a use is proposed for a nonresidential building or site that is adjacent to a residential district and both of the following conditions apply:

(a) An existing or proposed building, structure, or device on the lot is within 150 feet of a district boundary for any of the following residential districts, except if the activity proposes the use of public address/paging systems, in which case 1,000 feet shall be the effective distance: ED, SF-20, SF-9, SF-7, SF-6, PH, 2F, SF-A, MH, MF-1, MF-2, MF-3, GR, and UR.

(b) The use in question is identified with an "R" in Subsection 2.502, Schedule of Permitted Uses.

(2) Except as noted in Subsection 3.1504.1.b., RAS shall not apply when one of the following conditions is met: (ZC 2002-72; Ordinance No. 2003-4-6)

(a) Whenever a proposed nonresidential use is separated from the adjacent residential district by a Type D or larger thoroughfare.

(b) Whenever a proposed nonresidential use is contiguous with an existing nonresidential use, except public elementary schools, on residentially-zoned property.

(3) Review of proposals for compliance with the RAS will be carried out in conjunction with the preliminary site plan review and/or site plan review, depending on whether or not the actual use of the site is known.

(4) The following information shall be submitted in order to facilitate the RAS review:

(a) All information and procedures as required by Section 5.300 and/or Section 5.400.

(b) Location and description of existing and proposed exterior speaker systems to include information about the height, octave, and decibel band ranges of each fixture.

(c) Information indicating the location and orientation of all off-street loading spaces.

(d) Information indicating the location and orientation of all vehicular service bays.

(e) Information indicating the location and description of existing and proposed screening between the proposed nonresidential use and the residential district.

3.1504 Residential Adjacency Standards

RAS shall address the following:

(1) Noise

(a) Any use containing individual service speakers shall not be permitted within 150 feet of any residential district unless the speaker is appropriately screened. The Planning & Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of individual service speakers.

(b) Any use containing public address/paging systems shall not be permitted within 1,000 feet of any residential district unless separated by a Type AA or larger thoroughfare.

(2) Loading Spaces

In addition to the regulations contained in Subsection 3.1107, the following RAS shall apply:

(a) Where adjacent to residential districts, off-street loading areas shall be fully screened from view of the residential district.

(b) The Planning & Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses containing loading docks within 150 feet of any residential district.

(3) Vehicular Service Bays

(a) All vehicular service bays within 150 feet of a residential district shall face away from adjacent residential districts unless separated by a building or permanent architectural feature of minimum height matching the height of the service bays.

(b) Walls separating service bays from a residential district shall be of masonry or reinforced concrete with no openings.

(c) The Planning & Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to minimize the impact of the service bays within 150 feet of any residential district.

(d) No use including outdoor vehicular repair, servicing, or testing shall be permitted within 150 feet of a residential district.

(4) Small Engine Repair Shops

Small engine repair shops shall not be permitted within 150 feet of a residential district unless all repair, service, and testing activities are done in a fully enclosed building.

(5) Motorcycle Sales/Service

Motorcycle sales/service facilities shall not be permitted within 150 feet of a residential district unless all repair, service, and testing activities are done in a fully enclosed building.

(6) Car Wash and Fuel Dispensing Facilities

(a) Car wash and fuel dispensing facilities shall not be permitted within 150 feet of a residential district.

(b) Where car wash and fuel dispensing facilities are within 300 feet but greater than 150 feet of a residential district, the Planning & Zoning Commission may require wing walls, landscape screens, and/or other design elements to screen and minimize the impact of such facilities.

3.1600 Sign Regulations

(ZC 2003-50; Ordinance No. 2003-12-13)

3.1601 Administration

(1) Purpose

(ZC 2004-24; Ordinance No. 2004-8-21)

(a) The general purpose of this ordinance is to provide public safety, adequate lighting, open space and air, conservation of land, protection of property values, and encourage the highest and best use of land by providing that signs:

(i) Are maintained properly to avoid creating safety risks due to abandonment, collapse, decay, deterioration, and fire.

(ii) Enhance the quality of the city's appearance by avoiding clutter and by not interfering with scenic views or character of certain city areas.

(iii) Do not obstruct or interfere with the ability of the Fire and Police Departments to implement their job duties.

(iv) Do not pose a hazard to public safety by confusing or distracting motorists or creating obstructions impairing a driver's ability to see pedestrians, obstacles, other vehicles, or traffic signs.

(v) Are regulated by size, quantity, scale, and proportionate balance in accordance with standards consistent with the stated general purpose.

(vi) Do not create nuisances for people using the public rights-of-way and streets nor owners/tenants of adjacent property by their height, size, brightness, and movement.

(b) It is not the purpose or intent of this statute to regulate signs based solely on their content.

(2) Permit Required

Except as otherwise exempted as provided in this section, no sign shall be erected, replaced, altered, or relocated within the city of Plano without securing a permit from the Building Official.

(3) Permission of Property Owner

No person shall erect, construct, or maintain any sign upon any property or building without the consent of the owner, the person entitled to possession of the property or building, if any, or their authorized representative.

(4) Application and Permit Requirements

(a) Required Information

To obtain a permit, the applicant shall first file a written application for permit on a form furnished by the Building Inspection Department. Every such application shall contain the following information:

(i) Sign use classification.

(ii) Name, address, and telephone number of the applicant.

(iii) Name, address, and telephone number of the owner of the property on which the sign will be located.

(iv) Name, address, and telephone number of person or firm erecting the sign.

(v) A description of the work to be covered by the permit for which application is made.

(vi) Location of the building structure or lot upon which the sign is to be attached or erected.

(vii) Message to be contained on proposed sign.

(viii) State the valuation of proposed work.

(ix) The signature of the permittee or his authorized agent.

(x) Name of business for which the sign application has been made.

(b) Plans and Specifications

Scaled plans or dimensional sign detail shall be submitted in duplicate with each application for a permit and contain the following information:

(i) Drawing of sign indicating the sign message or copy.

(ii) Elevation plan of the building showing the proposed sign on the building, the length of the elevation, and any other existing signs on the elevation along with the dimensions of such signs.

(iii) Site plan indicating street frontage, property lines, sign visibility triangles, proposed and existing rights-of-way, location of sign on property, relationship of proposed sign to ingress and egress points, and relationship of proposed sign to any other signs within a 60 foot spacing of the proposed sign.

(5) Issuance

(a) Review

The application, plans, specifications, computations, and other data filed by an applicant for permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of the city to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in the application for a permit and the plans, specifications, and other data filed

therewith conform to the requirements of this section and other pertinent laws and ordinances, and that the fees specified in 7. below have been paid, a permit shall be issued to the applicant.

(b) Approved Plans

When the Building Official issues the permit where plans are required, the plans and specifications shall be endorsed in writing or stamped "Approved." Such approved plans and specifications shall not be changed, modified, or altered without authorization from the Building Official, and all work shall be done in accordance with the approved plans.

(c) Validity of Permit

The issuance of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this section or of any other ordinance of the City of Plano. No permit presuming to give authority to violate or cancel the provisions of the ordinances of the City of Plano shall be valid. If the work authorized by a permit issued under this ordinance has not been commenced within 180 days after the date of issuance, the permit shall become null and void.

(d) Suspension or Revocation

The Building Official may, in writing, suspend or revoke a permit under the provisions of this section whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of this section or any other ordinance of the City of Plano or laws of the State of Texas or the Federal Government. Such suspension or revocation shall be effective when communicated in writing to the person to whom the permit is issued, the owner of the sign, or the owner of the premises upon which the sign is located. Any signs installed under a revoked permit shall be removed by the permit holder, sign owner, or property owner within ten days of written notice of the revocation.

(e) Certificate of Occupancy Required

A business shall obtain or be in the process of obtaining a Certificate of Occupancy prior to the issuance of any sign permit. The name of the business shall coincide with the sign to be displayed.

(6) Inspections

(a) General

All signs for which a permit is required shall be subject to inspection by the Building Inspection Department. It shall be the duty of the permit applicant to cause the work to be accessible and exposed for inspection purposes. The city shall not be liable for expense entailed in the removal or replacement of any material required to allow inspection. The permit and approved plans are to be available and accessible at the job site for all inspections.

(b) Inspection Requests

It shall be the duty of the person doing the work authorized by a permit to notify the Building Inspection Department that such work is ready for inspection.

(c) Approval Required

No work shall be done on any part of the structure beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. Such approval shall be given only after an inspection shall have been made of each successive step in the construction.

(d) Signs Requiring Electrical Inspection

The conductors and equipment on all signs shall comply with the currently adopted versions of the National Electrical Code. All secondary transformed power shall be self-contained within the sign structure, or individual letters or parts of the signage shall be connected back to the transformer or J-box with listed raceways and fittings, and the transformer must be in a covered box.

Both channel and letters must contain weep holes to drain water, each hole shall not be larger than one-half inch, nor smaller than one-fourth inch. No combustible materials other than approved plastics shall be used in the construction of any sign containing electrical wiring.

(e) Noncompliance with Inspection Requirements

Contractors who fail to comply with the inspection requirements of this section are subject to having their registration revoked and will not be able to obtain permits within the city of Plano. Persons knowingly installing a sign and connecting it to power sources that have not been permitted and inspected are subject to the same penalty.

(7) Fees

(a) Sign Permit Fees

Each applicant, before being granted a permit for a non-illuminated sign, banner, or promotional signage, shall pay to the City of Plano a fee in the amount of $60.00 for processing and issuing such permit. The fee for an illuminated sign or promotional signage containing electrical components shall be $80.00.

(b) Fee for Review of Plans

Each applicant, when applying for a permit for any sign, banner, or promotional signage, shall pay to the City of Plano a fee of 65% of the total fee for such permit for the review of the plans for the sign. This fee shall apply to the cost of the permit and is nonrefundable.

(c) Board of Adjustment

Each applicant applying for a variance to the Board of Adjustment shall pay a filing fee of $250.00. If the variance is requested for multiple signs at one location, except for promotional signage, an additional fee of $25.00 for each sign in excess of one shall be paid. In the case of a request for multiple signs of the same classification, size, and height at one location, except for promotional signage, an additional fee of $25.00 shall be paid regardless of the number of sign variances requested for signs of the same classification, size, and height. The filing fee for a variance related to promotional signage shall be $250.00.

(d) Investigation Fee: Work Without a Permit

Whenever any work for which a permit is required by the Sign Regulations has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this ordinance. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this ordinance nor from any penalty prescribed by law.

(e) Failing to Pay Fees

The Building Official shall not issue a permit under the provisions of this ordinance to any person who has previously failed or refused to pay any fees or costs assessed against him under the provisions of this ordinance.

(8) Exempt Signs

The following signs are exempt from the permit requirement; however, such signs shall comply with all other ordinance requirements:

(a) Signs not exceeding eight square feet in area which advertise the sale, rental, or lease of the premises on which such signs are located.

(b) Signs not exceeding 16 square feet in area when located upon the premises of a public, charitable, or religious organization.

(c) Signs located inside a building and which are not displayed so as to be visible from outside the building including, but not limited to, signs located in covered mall buildings.

(d) Temporary contractor signs not exceeding 16 square feet in area provided they comply with all other requirements of this ordinance.

(e) Political and noncommercial purpose signs on private property.

(f) Incidental signs provided they comply with all other requirements of this ordinance.

(g) Memorial signs or tablets, names of buildings, and date of erection, when cut into any masonry surface or when constructed of bronze or other noncombustible materials.

(h) Temporary or seasonal sale signage provided that they comply with all other requirements of this ordinance.

(i) Traffic or street signs, legal notices, railroad crossing signs, danger, and such emergency, temporary or non-advertising signs as approved by the City of Plano.

(j) Window signs provided all other requirements of the ordinance are met.

(k) Garage sale signs provided that they comply with all other requirements of this ordinance.

(l) Copy change only for signs otherwise allowed under this ordinance.

(m) Nameplates not exceeding one square foot in area.

(n) Onsite directional signs provided that they comply with all other requirements of this ordinance.

(o) Occupational signs provided that they comply with all other requirements of this ordinance.

(p) Flags and flagpoles under 20 feet in height provided that they comply with all other requirements of this ordinance.

(q) Signage for Special Event Permits shall be reviewed with the Special Events Permit and shall comply with all requirements of this ordinance.

(r) Sign facings when replaced for the same business.

(s) Replacement of letters on non-illuminated wall signs with identical letters (same shape and size).

(9) Appeals

(a) Process

Any person aggrieved by a decision of the Building Official or his designee, under this ordinance or any person seeking a variance from this ordinance, may file an appeal with the Board of Adjustment. The appeal shall be made in accordance with the guidelines set forth in Section 6.200.

(b) Meeting Dates

The Board of Adjustment shall meet to consider appeals to this ordinance, provided there has been an appeal filed with the Building Official 15 days prior to the meeting date.

(c) Quorum

All cases brought before the Board of Adjustment, under this ordinance, must be heard by no less than four members. A concurring vote of four members is required to grant a variance of this ordinance or to overrule any decision or interpretation made under this ordinance by the Building Official.

(d) Board Decision

The decision of the Board shall be final as to administrative remedies. No appeal to the Board for the same variance on the same piece of property shall be allowed prior to the expiration of two years. Any variance granted by the Board expires unless a permit securing the variance has been applied for within 90 days from the date of the decision. An applicant whose sign permit is denied by the Board based upon the content may invoke the judicial review process found in 9.f. below. (ZC 2004-24; Ordinance No. 2004-8-21)

(e) Hardship Criteria

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and to grant a variance from this ordinance, the Board must determine that:

(i) The requested variance does not violate the intent of the ordinance.

(ii) The requested variance will not adversely affect surrounding properties.

(iii) The requested variance will not adversely affect public safety.

(iv) Special conditions exist which are unique to this applicant or property.

(f) Judicial Review (ZC 2004-24; Ordinance No. 2004-8-21)

(i) An applicant denied a sign permit by the Board based on the content of the proposed sign may seek relief under this provision and is not subject to Subsection 6.209.3. An applicant whose sign was denied by the Board based on the content of the proposed sign may file a notice of nonacceptance of the decision of the Board with the City Attorney within ten business days of the date of the filing of the Board's decision which shall be the date the Board announces the decision either orally or in writing to the applicant. Within ten business days after receiving a notice of nonacceptance from an applicant, the City Attorney shall initiate suit in district court for determination that the sign is illegal pursuant to this ordinance and for an injunction to prohibit display of the sign. The notice of nonacceptance must be in writing, delivered by hand delivery or certified mail, return receipt requested, to the Office of the City Attorney, City of Plano, 1520 K Avenue, P.O. Box 860358, Plano, Texas 75086. Nothing in this provision shall be interpreted to require the City of Plano to pay for legal fees and costs incurred by the applicant associated with this proceeding.

(ii) This remedy is only available to applicants denied a permit by the Board based on content of the proposed sign. All other permit denials by the Board are subject to the judicial process set forth in Subsection 6.209.3.

3.1602 Definitions

Term	Definition
Awning	An architectural projection, which provides weather protection, identity, and decoration and is supported by the building to which it is attached. It is composed of a lightweight, rigid or retractable skeleton structure over which a thin cover of fabric or other materials is attached and may be illuminated.
Banner	A temporary sign made of cloth, canvas, or other light fabric.
Dilapidated or Deteriorated Condition - Any sign:	Where elements of the surface or background have portions of the finished material missing, broken, or otherwise existing such that they are illegible.
	Where the structural support or frame members are visibly bent, broken, dented, or torn.
	Where the panel is visibly cracked or, in the case of wood and similar products, splintered in such a way as to constitute an unsightly or harmful condition.

Term	Definition
Dilapidated or Deteriorated Condition - Any sign:	Where the sign or its elements are twisted, leaning, or at angles other than those at which it was originally erected (such as may result from being blown or the failure of a structural support).
	Where the message or wording can no longer be clearly read.
	Where the sign or its elements are not in compliance with the requirements of the current Electrical Code and/or the Building Code of the City of Plano.
Downtown Sign District	The area described in Subsection 3.1605.
Erect	To build, construct, attach, hang, place, suspend, affix, or paint a sign(s) on the exterior surface of a building or structure.
Face	The surface of the sign upon, against, or through which the message is displayed or illustrated.
Flag	A piece of cloth, canvas, or other light fabric, usually rectangular in shape, containing a distinctive design or message.
Gross Surface Area of a Sign	The actual area of the face of the sign, unless the sign is not of a regular (square, rectangle, triangle, circle) shape. In the case of an irregular-shaped sign, the gross surface area shall be calculated by enclosing the extreme limits of the sign by no more than four contiguous rectangles. The sum of the areas of these rectangles shall be the gross surface area. However, for each rectangle over one, the maximum allowed square footage shall be reduced by ten percent.
	One rectangle - no reduction
	Two rectangles - ten percent reduction
	Three rectangles - 20% reduction
	Four rectangles - 30% reduction
	In the event two or more signs share a single structure, each sign or panel may be considered separately for square footage purposes, except that the combined footage of such signs cannot exceed the total square footage allowed for the sign.
Gross Surface Area of a Sign Continued	In the case of a monument sign, square footage shall be measured by the overall height and width of the sign, including the base.
	In the case of a pole sign, up to eight inches is allowed to be deducted for actual support columns.
Illuminated Sign	Any sign which has characters, letters, figures, or designs illuminated by electric lights, luminous tubes, or other means that are specifically placed to draw attention to, to light up, or to provide nighttime viewing of the subject matter on the sign face.
Logo	Any design or insignia of a company or product which is commonly used in advertising to identify that company or product.

Term	Definition
Multitenant Commercial Development	A building or group of buildings including, but not limited to, shopping centers and office centers, constructed and managed as a total entity with customer and employee parking provided onsite.
Noncombustible Material	Any material which will not ignite at or below a temperature of 1,200 degrees Fahrenheit and will not continue to burn or glow at that temperature.
Nonstructural Trim	The retainer, battens, cappings, nailing strips, latticing, and platforms which are attached to a sign structure.
Pennant	Any lightweight plastic, fabric, or other material, whether or not it contains a message of any kind, suspended from a rope, wire, or string designed to move in the wind and whether existing in a series or individually.
Person	Includes any individual, corporation, partnership, association, sole proprietorship, or other business entity.
Roof	Any exterior surface of a structure that has a slope of less than 60 degrees, shall also include the topmost portion of any structure.
Searchlight	An apparatus capable of projecting a beam or beams of light in excess of 2M peak candlepower of 250,000 lumen.
Sight Visibility Triangle	Where one street intersects with another, the triangular area formed by extending two curb lines a distance of 45 feet from their point of intersection and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines a distance of 30 feet from their point of intersection and connecting these points with an imaginary line, thereby making a triangle. Where a street intersects with an alley or driveway, the 'sight visibility triangle' is the triangular area formed by measuring eight feet to a point along the property lines and adjoining said points to form the hypotenuse of the triangle.
Sign	Any device conveying either commercial or noncommercial messages or both commercial and noncommercial messages for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public but not including any lawful display of merchandise. The term 'sign' shall also mean and include any display of one or more of the following:
	Any letter, numeral, figure, emblem, picture, outline, character, spectacle delineation, announcement, trademark, or logo.
	Multicolored bands, stripes, patterns, outlines, or delineations displayed for the purpose of commercial identification.
	Anything specified above in part or in combination by any means whereby the same are made visible from beyond the boundaries of the lot or parcel of property on which the same are displayed for the purpose of attracting attention outdoors to make anything known.

Term	Definition
Sign - A-frame/Sandwich Board	A self-supporting A-shaped sign with two visible sides that is situated on or adjacent to a sidewalk.
Sign - Agricultural	Any sign identifying the farm or ranch on which it is placed and advertising the produce, crops, animals, or poultry raised or quartered thereon.
Sign - Amenity	Any sign advertising options, features, or conveniences offered by a business and installed in a manner which is temporary as defined by this ordinance.
Sign - Apartment	Any sign identifying a multifamily dwelling as defined herein including, but not limited to, apartment buildings, apartment complexes, and retirement complexes.
Sign - Armature	A freestanding sign that hangs below an arm extending horizontally from a vertical support planted in the ground.
Sign - Awning	Any awning containing signage used to identify a business, profession, service, product, or activity conducted, sold, or offered on the premises where such sign is located.
Sign - Billboard	Any pole sign, as that term is defined in this ordinance, having a face exceeding 100 square feet, and which promotes or advertises commodities or services available at a location other than where the sign is located and shall include those signs whose message space is available for lease, rent, or hire.
Sign - Building Identification	A sign which identifies the name of a building. It is generally centered near the top of the building wall or parapet. (ZC 2000-74; Ordinance No. 2000-11-23)
Sign - Contractor	Any onsite temporary sign identifying the property owner, architect, contractor, engineer, landscape architect, decorator, or mortgagee engaged in the design, construction, or improvement of the premises on which the sign is located.
Sign - Development/ Construction	Any onsite temporary sign pertaining to the development of land or construction of buildings and/or the identity of a developer or any related party, for such building or land.
Sign - Directional	Any onsite sign to direct the public to entrances, exits, and services relating to the property.
Sign - Directory	Any sign listing occupants within shopping centers, industrial sites, retail districts, office districts, and commercial sites.
Sign - Freestanding	An onsite sign or three-dimensional representation of a figure or object not attached to any building, supported by uprights, braces, or some other approved support, which is capable of withstanding the stress from weight and wind load.
Sign - Garage Sale	Any sign advertising the sale of personal household goods in a residential zoning district or on the property of a nonprofit organization for which a garage sale permit has been issued. (ZC 2004-24; Ordinance No. 2004-8-21)

Term	Definition
Sign - General Business	Any sign used to identify a business, profession, service, product, or activity conducted, sold, or offered on the premises where such sign is located.
Sign - Hanging	A sign that is suspended from the underside of an awning, canopy, or floor overhang. (ZC 2000-74; Ordinance No. 2000-11-23)
Sign - Historic	A sign that is 40 years old or older, is itself of historic significance, or contributes to the historic fabric of the area, including signs that are historically linked with the operation of the business (i.e. a barber pole). (ZC 2000-74; Ordinance No. 2000-11-23)
Sign - Identification	Any onsite sign which is used to identify shopping centers, industrial sites, retail districts, and commercial sites.
Sign - Incidental	Any sign containing information incidental to the operation of the business, such as, but not limited to, hours of operation, accepted credit cards, and parking information.
Sign - Inflatable	Any hollow sign expanded or enlarged by the use of air or gas.
Sign - Institutional	Any sign used to identify schools, churches, hospitals, childcare facilities, and similar public or quasi-public institutions.
Sign - Marquee	A sign attached to, applied on, or supported by a marquee. A marquee is a permanent canopy projecting over the main entrance of a building.
Sign - Menu Board	Any onsite sign displaying the items offered at a drive-in or drive-through restaurant.
Sign - Monument	Any sign mounted to a solid base support at ground level.
Sign - Multipurpose	Any identification sign combined with either of the following:
	A directory sign.
	A reader board sign.
Sign - Model Home	Any sign identifying a new home, either furnished or unfurnished, as being a builder's or contractor's model open to the public for inspection.
Sign - Municipally-owned	Any sign that identifies a park, entrance to the city, place of interest within the city, any city-sponsored event, or any municipally-owned facility. A municipally-owned sign does not include traffic or street identification signs.
Sign - Mural	Noncommercial pictures, which do not depict advertising, logos, or images of a product or service which is sold on the premises, painted on, or attached to the exterior walls.
Sign - Noncommercial	Any sign used for a noncommercial purpose.
Sign - Obsolete	Any sign which no longer serves a bona fide use or purpose.
Sign - Occupational	Any sign denoting the name and profession of an occupant in a commercial building or public institutional building.

Term	Definition
Sign - Pole	Any sign, which is erected on a vertical framework consisting of one or more uprights supported by the ground.
Sign - Political	Any sign relating to a particular candidate for a partisan or nonpartisan office, or to a political proposition or measure.
Sign - Portable	Any sign that is not permanently attached to or affixed to the ground, a building, an object, or other fixed structure. This term specifically includes an advertising display affixed to or installed on a vehicle or other mobile unit, such as a trailer, wheel, or skid.
Sign - Projecting	Any sign, except an awning, that projects perpendicularly from a building and which has one end attached to a building or other permanent structure.
Sign - Promotional	Any temporary advertising items used to promote a business. Such items include banners, flags, pennants, streamers, balloons, inflatable signs, and any legal sign allowed by this ordinance.
Sign - Reader Board	Any sign comprised of changeable letters which allows a change of sign copy by adding or removing letters. The sign copy shall conform to the category use of the sign allowed by this ordinance.
Sign - Real Estate	Any onsite temporary sign pertaining to the sale or rental of property and advertising property only for the use for which it is legally zoned.
Sign - Roof	Any sign erected upon or above a roof of a building or structure.
Sign - Sandwich Board	See Sign, A-frame.
Sign - Special Event	Signage allowed in conjunction with a Special Event Permit.
Sign - Subdivision Entry	Any onsite freestanding sign identifying a residential subdivision.
Sign - Subdivision Wall Plaque	Any onsite sign attached to an approved masonry screening wall or entry feature in a subdivision.
Sign - Temporary	Any sign used to display information relating to a land use or event of limited duration which is not rigidly and permanently installed in the ground, attached to a building, or as identified in this ordinance.
Sign - Temporary Directional	Any temporary sign used to direct potential customers to a legal business location within the city limits of Plano.
Sign - Unified-lot	Any identification or multipurpose sign located on a premise consisting of two or more contiguous lots that the owner(s) has agreed to treat as one lot for the limited purpose of providing shared signage.
Sign - V-shape	Any freestanding sign constructed of two panels in the form of a V, when seen from above, with a maximum angle between the panels of 45 degrees.

Term	Definition
Sign - Wall	Any sign, erected flush against an exterior wall, supported by the wall, and having the sign face parallel to the wall or painted directly onto a wall. Neon tubing attached directly to a wall surface shall be considered a 'wall sign' when forming a border for the subject matter, when directing attention to the subject matter, or when forming letters, logos, or pictorial designs.
Sign - Window	Any sign, banner, poster, or display located on the internal or external surface of the window of any establishment for the purpose of advertising services, products, or sales available within such establishment or which announces the opening of such establishment.
Sign Setback	The horizontal distance between a sign and the front or side property line, as measured from that part of the sign, including its extremities and supports nearest to any point on any imaginary vertical plane projecting vertically from the front or side property line.
Vehicle Service Canopy	A covered structure which shelters a vehicle service use (such as a gas pump island or car wash) and is supported by either one or more columns or by the building to which it is an accessory and is open on two or more sides.
Wall	Any exterior surface of a structure that has a slope of 60 degrees or more.

3.1603 Design and Construction Specifications

(1) Requirements for Wall Signs

(a) Projecting Signs

The horizontal portion of any projecting sign shall not be more than six feet in length measured from the building face and shall not be closer than two feet from the back of the curb line.

The height of the sign shall not exceed four feet. Such signs shall be an integral part of the architectural design of the building. Vertical clearance shall be subject to the requirements in 1.c. below.

(b) Wall Signs

(i) Wall signs shall not exceed 40 square feet or the product of two times the lineal footage of the wall area available to such signs or store frontage for which such signs are intended, whichever is greater. Such signs may be located on the face of the building in either a horizontal or vertical direction. The direction of a sign positioned at an angle shall be determined based on the degree of angle from the horizontal or vertical position. If the angle between the horizontal and the sign is 45 degrees or less, the sign shall be considered as a horizontal sign. If the angle between the horizontal and the sign is greater than 45 degrees, the sign shall be considered as a vertical sign.

(ii) The height of a horizontal wall sign shall not exceed six feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical wall sign shall not exceed six feet. The width shall be measured perpendicularly from the vertical. Wall signs shall not exceed 75% of the width or the height of the available wall area or store frontage based on the placement of the sign on the wall area. Vertical clearance shall be subject to the requirements in 1.c. below. Wall signs shall not extend above the wall to which they are attached. Wall signs shall be limited to the following categories: Apartment, Contractor, General Business, Identification, Institution, and Real Estate signs. (Exception: A wall sign may exceed the six foot height or width limit as follows: in the case of a horizontal sign, for every one inch of sign height exceeding six feet, the allowable width of the sign shall be reduced by one percent; in the case of a vertical sign, for every one inch of the sign width exceeding six feet, the allowable height of the sign shall be reduced by one percent.)

(iii) In the case where two or more wall signs are installed in a single wall area, the gross surface area may not exceed two times the lineal width of the wall area available to such signs. Such signs shall not be arranged as to have a vertical height of more than six feet, except as noted in 1.b.ii. above. The combination of the sign widths, when placed side by side, shall not exceed 75% of the width of the wall available to such signs.

(iv) General business wall signs must be located over the business for which they are intended. Wall signs may be illuminated; however, illuminated wall signs on rear building facades shall be prohibited unless facing a nonresidential zoning district.

(v) A wall sign shall not project more then 12 inches from the wall surface.

(c) Projection Over Private Property

Projections other than awning or canopy signs over private property shall be allowed over pedestrian sidewalks, walkways, and corridors but not to exceed the following:

Vertical Clearance	Maximum Projection
Less than seven feet	Three inches
Seven feet to eight feet	Twelve inches
Over eight feet	Four feet

(d) Awning Signs

The copy/artwork on an awning shall not exceed the area and size that is allowed for a wall sign on the wall to which it is attached. However, the total area of wall signs and awning signs on any wall shall not exceed the area and size allowed for a single wall sign and shall not extend more than 75% of the length of the awning.

(e) Vehicle Service Canopy Signs

A canopy sign may be placed on or be an integral part of the face of a canopy. The sign may consist of only the name and/or logo of the business at the location of the canopy and shall not exceed 25 square feet or ten percent of the face of the canopy of which it is a part of or to which it is attached, whichever is greater. An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted.

(f) Subdivision Wall Signs or Plaques

Subdivision wall signs or plaques are limited to residential zoning districts and shall not exceed 30 square feet. Subdivision wall signs or plaques are limited to two per subdivision entry and may be illuminated by means of spotlighting only. Subdivision wall signs or plaques shall only be attached to an approved masonry screening wall or entry feature. The homeowners association or developer must enter into a maintenance agreement with the City of Plano Planning Department. Subdivision wall signs or plaques shall only be allowed in the absence of a freestanding subdivision entry sign.

(g) Window Signs

Window signs are permitted. The total area of all window signs on any given elevation of a building may not exceed 25% of the window area of that elevation.

(h) Occupational Signs

Occupational signs shall not exceed two square feet in area and shall denote only the name and profession of an occupant in a commercial building or public institutional building.

(i) Murals (ZC 2004-24; Ordinance No. 2004-8-21)

(i) Murals shall be reviewed and approved by the Building Official for compliance with the definition of a mural and other applicable local, state, and federal laws.

(ii) Murals denied by the Building Official shall be subject to review pursuant to Subsection 3.1601.9.

(2) Freestanding Signs

(a) Agricultural Signs

Agricultural signs, limited to advertising produce, crops, or animals on a farm, may be erected in any Agricultural zoning district and shall not exceed 50 square feet. Maximum height of an agricultural sign shall be 15 feet with a required setback of 30 feet from the front and side property lines. Spacing between signs shall be a minimum of 200 feet.

(b) Apartment Signs

Apartment signs may be erected in any residential zoning district and shall not exceed 25 square feet. Maximum height of an apartment sign shall be ten feet for a monument sign and 12 feet for a pole sign with a required setback of 15 feet from the front property line. Apartment signs are limited to one per street front.

(c) General Business Signs

(i) General business signs may be erected in nonresidential zoning districts and shall not exceed 90 square feet for monument signs and 60 square feet for pole signs, except for signs on property fronting on U.S. Highway 75, in which case the sign may be 100 square feet. Maximum height of a general business sign shall be ten feet for a monument sign and 20 feet for pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of 40 feet is permitted. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and shall be located a minimum of 30 feet from adjoining private property lines and a minimum of 60 feet from any other freestanding sign.

(ii) Single tenant properties shall be limited to one freestanding sign per street front.

(iii) General business signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Internally-illuminated general business signs must be constructed of noncombustible material or approved plastics.

(d) Identification Signs

(i) An identification sign may be erected in nonresidential zoning districts and shall not exceed 150 square feet for monument signs and 100 square feet for pole signs. Maximum height of an identification sign shall be ten feet for a monument sign and 20 feet for pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of 40 feet is permitted. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and 30 feet from adjoining private property line, and the sign shall be located a minimum of 60 feet from any other freestanding sign.

(ii) Identification signs shall be limited to one sign per street front per development.

(iii) Identification signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Such signs, when internally illuminated, must be constructed of noncombustible materials or approved plastics.

(e) Institution Signs

Institution signs erected in residential zoning districts shall not exceed 32 square feet with a maximum height of ten feet. Institution signs erected in nonresidential zoning districts shall comply with the requirements of a general business sign. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and 30 feet from any adjoining property line. Institution signs are limited to one per street front.

(f) Multipurpose Signs

(i) The total area of multipurpose pole signs shall not exceed 150 square feet. In the case of multipurpose monument signs, the maximum overall area shall be 225 square feet; however, the copy area shall be limited to 150 square feet leaving a base area of 75 square feet.

(ii) The identification portion of multipurpose signs shall not exceed 50 square feet. Any combination of directory and reader board shall not exceed 100 square feet.

(iii) Multipurpose signs may be erected in nonresidential zoning districts.

(iv) Maximum height shall be ten feet for multipurpose monument signs and 20 feet for multipurpose pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of 40 feet is permitted.

(v) Required setback for multipurpose signs shall be 30 feet from front and adjoining private property lines. Multipurpose signs are limited to one per street front per development and a minimum spacing of 60 feet from any other freestanding sign must be maintained. Multipurpose signs that meet the size and height requirements of a general business sign shall be allowed an eight-foot front setback.

(vi) Multipurpose signs shall be constructed of materials not subject to deterioration when exposed to the weather and when internally illuminated must be constructed of noncombustible materials or approved plastics.

(g) Municipally-owned Signs

Municipally-owned signs may be erected in any zoning district and if exceeding 100 square feet shall be reviewed by the Board of Adjustment for specific approval. Municipally-owned signs shall not be placed in any sight visibility triangle and shall be located at least 25 feet from any privately-owned parcel of land. Maximum height of monument styled municipally-owned signs shall not exceed ten feet and pole signs shall not exceed 20 feet in overall height.

(h) Subdivision Entry Signs

Subdivision entry signs may be erected in residential zoning districts and shall not exceed 30 square feet with a maximum height of two feet six inches. Required setback shall be three feet from the front property line, and signs are limited to two per subdivision entryway. Freestanding subdivision entry signs shall only be allowed in the absence of subdivision wall signs or plaques. The homeowners association or developer shall enter into a maintenance agreement with the City of Plano Planning Department.

(i) Flags

A single flag which shows an emblem or logo of a firm or corporation is allowed on the premises of the firm or corporation when it is erected on a freestanding flagpole with a minimum setback of eight feet behind the property line. In addition to flags, emblems, and insignia of any governmental body and decorative displays for holidays or public demonstrations which do not contain advertising and are used as such are allowed. Maximum height shall not exceed 50 feet.

(j) Onsite Directional Signs

Onsite directional signs shall not exceed eight square feet or 30 inches in height and shall not contain advertising.

(k) Menu Board Signs

Menu board signs may be erected in nonresidential zoning districts and shall not exceed 40 square feet with a maximum height of six feet. Required setback shall be a minimum of eight feet from any property line and shall be a minimum of ten feet from any other menu board sign.

(l) Unified-lot Signs

(i) Unified-lot signs may be erected in nonresidential zoning districts and shall comply with all area, height, setback, spacing, and composition restrictions applicable to multipurpose signs.

(ii) One unified-lot sign per street front may be placed on a premise consisting of two or more contiguous lots where each lot owner has entered into a binding agreement to treat their separate lots as one lot for the limited purpose of signage. The agreement shall contain a legal description of the properties subject to the agreement; state that the parties, their heirs, and assigns forego any rights to additional freestanding street front signage on the premises covered by the agreement; state that the agreement is a covenant running with the land to be filed and made a part of the Deed Records of Collin or Denton County, Texas; and that the agreement cannot be amended or terminated without the consent of the Building Official.

(iii) A unified-lot sign agreement shall not be effective until a true and correct copy of the approved agreement is filed in the Deed Records of the applicable county and a file-marked copy is filed with the Building Official.

(iv) Individual lots that are part of a unified-lot sign agreement shall not be entitled to any other freestanding street front signage.

(3) Requirements for Freestanding Signs Located within an Overlay District

(a) All freestanding signs in an overlay district as set out by the City of Plano Zoning Ordinance shall be monument-type signs. (Reference Article 4 for allowed size, height, and border requirements.)

(b) Single tenant properties shall be limited to one freestanding sign per street front.

(c) Multi-tenant commercial developments shall be limited to the following:

(i) Multipurpose Signs

One sign per street front per development.

(ii) General Business Signs

One sign per street front of the development or one per 225 feet of street frontage or portion thereof.

(d) No single tenant shall be allowed to advertise on more than one sign per street front.

(4) Miscellaneous Requirements for Freestanding Signs

(a) Freestanding signs shall not be placed in any sight visibility triangle.

(b) In the case of a multi-face sign, the gross surface area of each face shall not exceed two times the allowable square footage divided by the number of sign faces.

(c) No sign shall be located within any easement unless a hold harmless agreement has been obtained from the easement holder.

(d) Any projecting or overhanging portion of a freestanding sign must be a minimum of ten feet above any walking surface and 14 feet above any driving surface.

(e) No advertising matter shall be displayed on or attached to any freestanding sign. No guys, braces, attachments, banners, flags, balloons, or similar devices shall be attached to any sign.

(f) Freestanding signs shall be protected by wheel or bumper guards when required by the Building Official.

(g) Minimum five foot radius required around a fire hydrant.

(h) Unless otherwise set forth, a minimum of 60 feet shall be required between all freestanding signs.

(i) Unless otherwise set forth, all freestanding signs shall provide a minimum eight foot setback from any property line.

(j) Signs that have a base or pole that exceeds 50% of the total width of the sign shall be classified as a monument sign.

(k) When the minimum building line setback is less than the minimum sign setback, the minimum building line shall apply to any freestanding sign, including temporary signs.

(l) No single tenant shall be allowed to advertise on more than one sign per street front.

(5) Temporary Signs

(a) Banners

A temporary banner is allowed and shall be securely attached to the front or side of a building face. Each business shall be allowed two banner permits per calendar year, and each permit shall be good for a maximum of 30 days. A minimum of 30 days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured. Commercial banners are prohibited in single-family residential districts.

(b) Development/Construction Signs

Development or construction signs may be erected in nonresidential and residential zoning districts. Such signs shall relate only to the property or subdivision on which they are located and shall not exceed 100 square feet with a maximum height of 20 feet. Required setback shall be 20 feet from the front property line. Each property or subdivision may have one such sign or one for each 50 acres or portion thereof. A development or construction sign shall be removed upon completion of the project or subdivision.

(c) Model Home Signs

Model home signs may be erected in residential zoning districts and shall not exceed 16 square feet with a maximum height of six feet. Required setback shall be 50% of the distance between the front property line and the building but no less than ten feet from the front property line. Model home signs are limited to one per premise. Each builder in a subdivision may have one model home sign, and the permit for such sign shall be granted for a period of time to coincide with the validity of the model home's Certificate of Occupancy.

(d) Political Signs/Noncommercial Purpose Signs

Political and noncommercial purpose signs 36 square feet or less are allowed on private property with the consent of the property owner, but are prohibited on public property, including the rights-of-way. Political signs may be placed on private property no earlier than 120 days prior to the election for which the sign is applicable and must be removed not later than the 15th day following the election. City personnel may remove and dispose of any sign placed on public property or within the rights-of-way.

(e) Real Estate Signs

Real estate signs may be erected in nonresidential and residential zoning districts and shall not exceed 32 square feet with a maximum height of 15 feet. Required setback shall be eight feet from front property line, and signs are limited to one per street front. A real estate sign shall be removed upon the sale of the property. Real estate signs advertising the lease of individual units in multifamily districts shall be allowed upon issuance of a Certificate of Occupancy for a period not to exceed one year.

(f) Promotional Signage

(i) Promotional signage described in the following paragraph is allowed for two, two-week periods each calendar year per legal business. A two-week period will commence on the first day promotional signage is displayed. The two, two-week periods shall not occur in the same or consecutive months. A legal business shall include any commercial, industrial, or institutional use for which the Building Inspection Department has issued a Certificate of Occupancy. In the case of a special promotion for a grand opening celebration, one period may be extended to a three-week period provided the promotion commences within the first three months of the date of issuance of a Certificate of Occupancy, and the grand opening is limited to the address noted on the Certificate of Occupancy.

(ii) Promotional signage may include banners, flags, pennants, streamers, balloons, inflatable signs, and any legal signs allowed by this ordinance. Any device described as promotional signage shall not exceed an overall height of 35 feet.

(iii) A separate permit is required for each two-week period promotional signage will be used. If any device described as promotional signage in the above paragraph is installed prior to issuance of a permit, an investigation fee, outlined in Subsection 3-1601.7., will be assessed in addition to the permit fee.

(iv) Promotional signage shall be contained on the property of the legal business and shall not extend into the city right-of-way. Signage shall not be located in any sight visibility triangle nor shall any combustible materials be placed in contact with lighted signs or any electrical fixtures.

(g) Signage for Temporary/Seasonal Businesses

Seasonal business signage is reviewed as part of the overall seasonal business permit requirements as set out in the Code of Ordinances, City of Plano, and shall be limited to one of the following:

(i) A temporary, freestanding sign, maximum 32 square feet in area with an eight foot setback from the front property line.

(ii) An onsite banner, maximum 32 square feet in area with an eight foot setback from the front property line. The banner must be securely installed and be completely mounted on a rigid surface.

(h) Garage Sale Signs

Garage sale signs may be displayed on private property with the consent of the owner on the day of the sale and shall not exceed a maximum of eight square feet.

(i) Special Event Signage

Special event signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano, and shall be limited to the following:

(i) Any signage allowed under promotional signage.

(ii) One, maximum 100 square foot sign, maximum height of 15 feet.

(iii) All special event signage shall be limited to the property holding the event.

(iv) The sign shall be allowed up to 14 days prior to the event and shall be removed within 24 hours at the end of the event.

(6) Illumination

(a) A sign in a residential district, where allowed by this ordinance, may be illuminated. Any illumination shall be located so as not to produce intense glare or direct illumination across the bounding property line. Internal illumination shall not exceed 40 watts per every 25 square feet or any portion thereof.

(b) Illuminated changeable copy signs shall not change copy more than once every 30 minutes, excluding time and temperature.

(c) No lighted sign shall be erected within 150 feet of a residential district as measured from the location of the sign nearest to the property line of each neighboring lot unless it meets the illumination criteria listed above.

(d) All illumination shall comply with the City of Plano illumination ordinance.

(7) Wind Pressure and Dead Load Requirements

All signs shall be designed and constructed to receive wind loads as required by the Building Code of the City of Plano.

(8) Reader Boards/Electronic Message Center

Any reader board or electronic message center area of a sign shall not exceed 75% of the allowable square footage for any sign type.

3.1604 General

(1) Overlay Districts/Planned Developments/Heritage Resource District/Downtown Sign District

Signs within an overlay district, planned development, Heritage Resource District, or Downtown Sign District shall be regulated by the ordinance regulating signs located within the relevant district.

(2) Preserving Rights and Violations under Existing Ordinances

By the passage of this ordinance, no presently illegal use of signs shall be deemed to have been legalized, and no offense committed, and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the time this ordinance is adopted, shall be discharged or affected by such repeal; but prosecutions and suits for such offenses, liabilities, penalties, or forfeitures may be instituted or caused presently pending proceeded with, in all respects as if such prior ordinance or portion of such ordinance, had not been repealed.

(3) Prohibited Signs

Except as otherwise expressly allowed by this ordinance, the following signs and conditions are prohibited:

(a) Signs displaying materials determined to be obscene by a court of law or prohibited by law, subject to the appeal and judicial review proceedings provided for in Subsection 3.1601.9.f. (ZC 2004-24; Ordinance No. 2004-8-21)

(b) Signs placed in any location which by reason of their location will obstruct the view of any authorized traffic sign, signal, or other traffic control device by vehicular or pedestrian traffic. No sign shall be erected which, by reason of shape, color, size, design, or position, would be reasonably likely to create confusion with, to be confused as, or to interfere with any traffic signal or device which is authorized by the appropriate state or local governmental authorities. Further, no sign shall be placed in a location that will obstruct vision of a vehicle operator while entering, exiting, or traveling upon the public right-of-way.

(c) Signs placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the Building Code of the City of Plano or by Fire Department regulations.

(d) Portable signs

This provision does not restrict identification signs on vehicles or other signs attached to vehicles, which are legally licensed and operated upon public streets. However, these vehicles shall not be parked where the intent is to use the vehicle as advertising.

(e) A-frame and sandwich board signs.

(f) Signs that are animated by any means not providing constant illumination, except time and temperature units. Signs which rotate or emit audible sound or visible matter. No sign shall be illuminated to such intensity or in such a manner so as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance to vehicular traffic, pedestrians, or adjacent properties.

(g) Signs located on public property including, but not limited to, signs attached to any public utility pole or structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property.

(h) Balloons, flags, pennants, or other floating or inflatable signs or devices anchored to the ground or to any other structure, except as allowed under the provisions of Subsection 3-1603.5. (Exception: See Subsection 3-1601.8. for certain flag exemptions.) (ZC 2004-24; Ordinance No. 2004-8-21)

(i) Roof signs.

(j) Temporary signs except as allowed under Subsection 3-1603.5. and Subsection 3-1601.8.

(k) Amenity signs.

(l) Billboard signs.

(m) Signs attached to a standpipe or fire escape.

(n) Signs erected on or over public property or in the right-of-way of any thoroughfare within the city of Plano, unless the same is erected by the city or with the permission of the city for public purposes. (Exception: Signs located in the Downtown Business/Government district may be erected over the public sidewalk provided the sign projects no more than the width of the sidewalk minus one foot and provided the clearance between the bottom of the sign and the sidewalk below is a minimum of seven feet.)

(o) No person shall attach any sign, paper, or other material, or paint, stencil, or write any name, number (except house numbers), or otherwise mark on any sidewalk, curb, gutter, street, utility pole, public building, or structure, except as otherwise allowed by this ordinance.

(p) No person shall place on or suspend from any building, light fixture, pole structure, sidewalk, parkway, driveway, or parking area any goods, wares, merchandise, or other advertising object or structure for the purpose of advertising such items other than a sign, as defined, regulated, and prescribed by this ordinance, except as otherwise allowed by this ordinance.

(q) It shall be unlawful for any person to place or cause to be placed any private temporary directional sign(s) within the city of Plano on any public right-of-way of any major or minor thoroughfare (street designated as Type A, B, C, D, E, or F in the City of Plano Thoroughfare Plan). The Building Official may impound all signs in violation of this section.

(r) Searchlights.

(s) Offsite/Premise signs (except as allowed in Subsection 3.1603.5.i.).

(4) Violations

(a) A person is responsible for a violation of this ordinance if the person is: (1) the permit holder, owner, agent, or person(s) having the beneficial use of the sign, (2) the owner of the land or structure on which the sign is located, or (3) the person in charge of erecting the sign.

(b) It shall be unlawful for any person to erect, replace, alter, or relocate any sign within the city of Plano, or cause the same to be done, without first obtaining a permit to do so from the Building Official of the City of Plano, except as may be hereinafter provided.

(c) It shall be unlawful for any person to use, maintain, or otherwise allow the continued existence of any sign for which the required permit was not obtained.

(d) It shall be unlawful for any person to install, construct, or display a prohibited sign, as defined herein, or any sign in violation of the provisions of this ordinance within the city of Plano.

(e) It shall be unlawful for any person to violate any term or provision of this ordinance.

(5) Illegal Signs

Illegal signs are those which do not meet the requirements of this ordinance and which have not received nonconforming status.

(6) Nonconforming Signs

(a) Legal Nonconforming Uses

Subject to the provisions of this section, signs for a legal nonconforming use, as defined in the Comprehensive Zoning Ordinance of the City of Plano, are allowed. Any such sign legally existing on the effective date of this ordinance but which does not comply with the regulations of this ordinance, shall be deemed to be a nonconforming sign under the provisions of this ordinance and shall be subject to alteration or removal in accordance with the provisions of this ordinance.

(b) Moving, Relocating, or Altering of Signs

No nonconforming sign shall be moved, altered, removed and reinstalled, or replaced unless it is brought into compliance with the requirements of this ordinance.

(c) Change in Use or Occupant of Structure

Any nonconforming sign may continue to be utilized as long as the occupancy within the structure remains the same. When a use changes from one occupancy category to another, or when there is a change in occupant, all signs serving that occupant shall be brought into conformance with the provisions of this section.

(7) Maintenance of Signs

(a) Maintenance

Each sign shall be maintained in a safe, presentable, and good condition, including the replacement of defective parts and other acts required for the maintenance of such sign, without altering the basic copy, design, or structure of the sign. The Building Official shall require compliance or removal of any sign determined by the Building Official to be in violation of this section in accordance with the enforcement provisions set forth below.

(b) Dilapidated or Deteriorated Signs

No person shall maintain or permit to be maintained on any premises owned or controlled by him or her any sign which is in a dilapidated or deteriorated condition as defined herein. Upon notice of violation, any such sign shall be promptly removed or repaired by the owner of the sign or the owner of the premises upon which the sign is located in accordance with the enforcement provisions set forth in 8. below.

(8) Enforcement

(a) Authority

The Building Official, or his respective designee(s), any peace officer, and any code enforcement officer is hereby authorized to issue a citation and to order the repair or removal of any dilapidated, deteriorated, abandoned, illegal, or prohibited signs from property within the corporate city limits of Plano, in accordance with the enforcement mechanisms set forth in this section. (ZC 2004-24; Ordinance No. 2004-8-21)

(b) Notice of Violation

When the Building Official, or his respective designee, determines that a dilapidated, deteriorated, illegal, prohibited, or abandoned sign located on private property within the corporate city limits of Plano requires removal by the city, they shall issue a notice of violation to the owner of the sign or to the owner, occupant, or person in control of the property on which the sign is located, except when the sign poses an immediate or imminent threat to public safety because of the condition of the sign, in which case it may be removed without notice. (ZC 2004-24; Ordinance No. 2004-8-21)

(i) Contents of Notice of Violation

The notice of violation shall contain:

1. Name of the owner, occupant, manager, or other person in control of the property.

2. Street address sufficient to identify the property on which the alleged violation occurred.

3. Description of alleged violation and reference to the portion of this section that has been violated.

4. Statement of the action required to correct the violation and a deadline for completing the corrective action.

5. Statement that failure to take the corrective action within the time specified may result in (1) a criminal penalty not exceeding $500 per day for each violation and (2) the city filing a civil action against owner seeking injunctive relief and/or civil penalties up to $1,000 per day for each violation.

6. Statement informing recipient of their right to appeal the decision of the Building Official to the Board of Adjustment in accordance with Section 6.200.

(ii) Service of Notice of Violation (ZC 2004-24; Ordinance No. 2004-8-21)

The Building Official, or his designee, shall serve a written notice of violation on the owner of the sign or the owner, occupant, or person in control of the property on which the sign is located for sign violations on private property within the corporate limits of the city of Plano. The notice of violation should be served by either hand delivery or by certified mail, return receipt requested. Service by certified mail shall be effective three days after the date of mailing.

(iii) Notice Not Prerequisite to Issuance/Enforcement of Citation (ZC 2004-24; Ordinance No. 2004-8-21)

Citations shall be issued and enforced pursuant to this section independent of any required notice provisions. It shall not be a prerequisite to enforcement of any citation issued pursuant to this section that notice of violation was served on any party.

(iv) Notice Not Required (ZC 2004-24; Ordinance No. 2004-8-21)

Notice of violation shall not be required under this section if a sign is placed in or upon any public or city-owned property. Signs placed on public or city-owned property within the corporate limits of the city of Plano in violation of the law may be removed and disposed of immediately without notice to interested parties. Notice of violation shall not be required in an emergency situation for which the threat to public safety is imminent and immediate.

(c) Enforcement Remedies

(i) Criminal Penalties

Any person, firm, or corporation violating any of the provisions or terms of this section shall be deemed guilty of a misdemeanor, and upon conviction thereof, be subject to a fine not exceeding $2,000 for each offense, and each and every day or portion thereof that such violation shall continue shall constitute a separate offense.

(ii) Civil Remedies

The city may file a civil action to enforce the requirements of this ordinance pursuant to any applicable law. (ZC 2004-24; Ordinance No. 2004-8-21)

(iii) Emergency Removal of Sign

The city may remove a sign which the Building Official finds to be an immediate and imminent threat to the public safety because of its dilapidated, deteriorated, or structural condition. The notice of violation provisions found in this section shall not apply to emergency removal of a sign. (ZC 2004-24; Ordinance No. 2004-8-21)

(iv) Remedies Cumulative

All remedies authorized under this section are cumulative of all others unless otherwise expressly provided. Accordingly, the filing of a criminal action shall not preclude the pursuit of a civil or administrative action for violation of this section nor shall the filing of a civil action preclude the pursuit of any other action or remedy, administrative or criminal.

3.1605 Downtown Sign District

(1) Purpose

The purpose of this section is to regulate the construction of new signs and alterations made to existing signs to ensure consistency with the historic, urban, pedestrian-oriented nature of this district, and the dense, compact development absent in other areas of the city. The objective of this section is to ensure (1) that new signage is appropriate to the architectural design of the building and the district and (2) that signs do not visually obscure significant architectural features of a building or the district in general.

The Downtown Sign District encompasses all properties that are zoned Downtown Business/Government. The Downtown Sign District is further classified into two areas - Area A and Area B. The boundary of Area A is defined below. Area B consists of all properties within the Downtown Business/Government zoning that are not within the boundary of Area A.

(2) Area A Boundary Description

BEING a 17.86 acre tract of land situated in Collin County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of centerline of Municipal Avenue (variable R-O-W) with the centerline of 15th Street (variable R-O-W) to a point for a corner;

THENCE continuing west along said 15th Street centerline to a point for a corner at the intersection of 15th Street and the centerline of K Avenue (variable R-O-W);

THENCE continuing north along said K Avenue centerline to a point for a corner at the intersection of K Avenue and the centerline of 16th Street (variable R-O-W);

THENCE continuing along said 16th Street centerline to a point for a corner at the intersection of 16th Street and the centerline of the Dallas Area Rapid Transit (DART) R-O-W (variable R-O-W) located in Tract 68 of the Sanford Beck Survey, City of Plano, Collin County, Texas;

THENCE continuing south a distance of 1,125 feet along said DART R-O-W to a point for a corner intersecting the centerline of 14th Street (variable R-O-W);

THENCE continuing east following along said 14th Street centerline to a point for a corner at the intersection of 14th Street and the centerline of Municipal Avenue;

THENCE continuing north along said Municipal Avenue centerline back to the PLACE OF BEGINNING and containing 17.86 (777,982 square feet) acres of land.

(3) General Provisions

(a) Issuance of Sign Permit

Signs shall conform to the criteria in this section and to appropriate city codes prior to issuance of a sign permit.

(b) Conflict between Sections

Where there is a conflict between sections of this ordinance, this section shall govern in this district.

(c) Compatibility with Building Architecture

Signs should generally be designed to be compatible with the architectural composition of the building and the district and not obscure any architectural accent, pattern, or object on the original structure.

(d) Sign Materials

Sign finish materials shall be one of the following:

(i) Metal, painted or enameled.

(ii) Cold cathode tube (neon).

(iii) Carved relief in stone or cast stone.

(iv) Wood or carved wood which is painted or sealed.

(v) The use of plastic on the exterior of a sign is prohibited, except on a marquee sign.

(e) Lighting of Signs

(i) All electrical shall comply with the currently adopted version of the National Electrical Code.

(ii) Buildings and signs may be illuminated by remote light sources provided that these light sources are shielded to protect adjacent properties.

(iii) No illuminated sign may contain flashing or moving elements or change its brightness. (Exception: historic signs.)

(iv) No sign, except a marquee sign, may be illuminated by fluorescent or back lighting. (Exception: historic signs.)

(v) The use of neon and/or incandescent bulbs is allowed.

(f) Historic Signs

Historic signs shall not be calculated in the number or area of allowed signs for the purposes of this ordinance. They shall not be considered nonconforming unless deemed noncontributing through the Certificate of Appropriateness process.

(g) Pedestrian Clearance

A minimum clearance of seven feet shall be maintained below signs that are located over a walkway area measured from the walkway surface to the lowest part of the sign. (Exception: projecting signs that extend no more than 20 inches from a wall.)

(h) Community Special Events

City Council or the City Manager may authorize signs to advertise patriotic, special events, or special projects of general public interest taking place within the boundaries of the Downtown Sign District.

(i) Encroachment onto Public Right-of-Way

Any sign that is located upon or overhangs a public right-of-way shall be governed by a franchise agreement with the City of Plano.

(j) Special Event Signage

Special event signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano.

(4) Signs Exempt

Signs with a sign area under four square feet and used in the operation of business, such as hours of operation, credit cards accepted, and parking information shall not require a sign permit.

(5) Signs Allowed/Prohibited

(a) Allowed Signs

The following signs shall be allowed:

(i) All signs specifically permitted in this section.

(ii) Development or construction signs.

(iii) Real estate signs.

(b) Prohibited Signs

The following signs are prohibited in the Downtown Sign District:

(i) Any sign not specifically permitted by this section is prohibited.

(ii) Any sign that flashes, blinks, revolves, or is put into motion by the atmosphere will not be permitted.

(iii) Portable signs, except for a-frame or sandwich board signs, will not be permitted.

(6) Table of Permitted Signs

Signs Permitted in Each Sub-Area of the Downtown Sign District		
Sign Type	**Area A**	**Area B**
A-frame/Sandwich Board Sign	X	X
Armature Sign		X
Awning Sign	X	X
Banner Sign	X	X
Directory Sign	X	X
Flag	X	X
Hanging Sign	X	X
Marquee Sign	X	X
Pole Sign		X
Municipally-owned Sign	X	X
Mural Sign	X	X
Onsite Directional Sign	X	X
Projecting Sign	X	
Wall Sign - Attached	X	X
Window Sign	X	
(X = Permitted)		

(7) Sign Standards

(a) General

(i) Each business within Area A with direct ground floor access is permitted one hanging sign and one awning or wall sign per street frontage.

(ii) Each business with direct first floor access within Area B is permitted one hanging, awning, or wall sign and one pole or armature sign per street frontage.

(iii) Each building is permitted one building identification sign.

(b) A-frame/Sandwich Board Signs

(i) General

No more than one a-frame or sandwich board sign per business shall be allowed, and a minimum of four feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.

(ii) Sign Area and Size

No a-frame or sandwich board sign shall exceed eight square feet per face or four feet in height. The entire sign structure shall be calculated as the total of sign area.

(c) Armature Signs

(i) Sign Area

The sign area of any one face shall not exceed 16 square feet in area. The sign area of an armature sign shall not comprise more than 70% of the entire sign structure.

(ii) Sign Size

The maximum height of an armature sign structure shall be six feet. The maximum width shall be four feet.

(iii) Location

An armature sign may be placed adjacent to the public right-of-way, provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside curb line.

(d) Awning Signs

(i) Sign Location

The awning sign shall be located within the center 75% of the frontage of the awning, the tenancy, or the building face, whichever is least. Awning signs must maintain a minimum border of one inch between the letters or logo and the edge or a change of plane.

(ii) Sign Size

The maximum size of letters shall be eight inches. A logo may extend up to 12 inches tall provided the appropriate border is maintained.

(e) Banner Signs

(i) General

Each business shall be allowed two banner permits per calendar year, and each permit shall be good for a maximum of 30 days. A minimum of 30 days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured.

(ii) Location and Content

No more than one banner sign shall be permitted across the facade of a building or business or in any other location on a single property. The city, or an agent of the city, may mount banners on street light standards and/or across the street for special events, subject to installation policy and the following regulations:

1. A banner must display artwork or a message that pertains to the district, a holiday, a welcome, or a special event.

2. Up to ten percent of the effective area of a banner may contain the words or logos that identify a sponsor of a cultural event or activity.

3. No more than two banner signs shall be permitted across any one street between two intersecting streets.

(f) Building Identification Sign

Building identification signs shall be considered as projecting signs or wall signs, attached or painted, for purposes of this section, except when historic.

(g) Directory Signs

(i) General

On multi-tenant buildings where there are two or more tenants without direct outside access to a public street, a directory sign may be allowed. One directory sign per street face is permitted.

(ii) Type

A directory sign may take the form of an armature sign, pole sign, projecting sign on ground floor of a building, or wall sign on ground floor of a building and must follow the regulations for each.

(iii) Sign Area

A directory sign may contain four square feet, with an additional one-and-a-half square feet for each tenant having a separate lease space, up to a maximum area of ten square feet.

(h) Flags

(i) General

Flags that display emblems or insignia of any governmental body or decorative display for holidays or public demonstrations that do not contain advertising are allowed.

(ii) Location

Flags may be attached to a building but may not extend above the roof or parapet of the building. Flags on freestanding poles are allowed only in Area B of the district, must have a minimum setback of eight feet behind the property line, and shall not exceed 30 feet in height.

(i) Hanging Signs

(i) Location

Hanging signs must maintain a minimum clearance of seven feet above the sidewalk and one foot from the curb.

(ii) Sign Area

No hanging sign area shall exceed six square feet in area per face.

(j) Marquee Signs

(i) General

Marquee signs shall be permitted only on a theater or performance hall. Only one marquee sign shall be allowed for each building containing a theater or performance hall.

(ii) Lighting

A marquee sign may have backlighting, exposed incandescent bulbs, or neon lighting.

(iii) Sign Area

The sign area of a marquee sign on a facility with a seating capacity of 750 or less may not exceed 100 square feet in area, including all sign faces. The sign area of a marquee sign on a facility with a seating capacity of more than 750 may not exceed 200 square feet.

(iv) Sign Size

Marquee signs must not exceed six feet in height and must maintain a minimum clearance of eight feet above the sidewalk.

(k) Municipally-owned Signs

Municipally-owned signs shall be regulated by Subsection 3.1603.

(l) Mural Signs

Mural signs shall be regulated by Subsection 3-1603. In Area A of this district, murals shall be attached rather than painted directly onto an exterior wall.

(m) Onsite Directional Signs

Onsite directional signs shall not exceed eight square feet or 30 inches in height and shall not contain advertising.

(n) Pole Signs

(i) General

Pole signs in the Downtown Sign District shall be constructed of two uprights with the sign face placed between the uprights.

(ii) Sign Area

The sign area of any one face shall not exceed 16 square feet in area. The sign area of a pole sign shall not comprise more than 70% of the entire sign structure.

(iii) Sign Size

The maximum height of a pole sign structure shall be six feet. The maximum width shall be six feet.

(iv) Location

A pole sign may be placed adjacent to the public right-of-way, provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside curb line.

(o) Projecting Signs

(i) General

Projecting signs greater than 20 inches in width must maintain a minimum clearance of seven feet above the ground or sidewalk and two feet from the curb. A projecting sign must not extend above the wall to which it is attached.

(ii) Sign Area and Structure Size

A projecting sign located within seven feet of the ground or sidewalk shall not exceed five square feet in area per face. The area per face of a projecting sign located over seven feet above the ground or sidewalk shall be calculated based on the total height of the wall to which the sign is attached at one square foot per one foot of wall height. The maximum height of the total sign structure shall not exceed one-third of the total height of the wall to which it is attached and shall not project more than six feet.

(p) Wall Signs - Attached

(i) General

An attached wall sign must be mounted parallel to the wall surface and may not extend above the wall to which it is attached. Attached wall signs may not project more than six inches from the wall surface.

(ii) Sign Area and Structure Size

The maximum permitted sign area for a single business or single storefront shall be one square foot per linear foot of business frontage along a public street. The width of the sign structure shall not exceed half the width of the business's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached.

(iii) Wall Signs Used for Building Identification Purposes

The sign area for an attached wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign structure shall not exceed half the width of the building's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached.

(q) Wall Signs - Painted

(i) General

In Area A of the district, only existing historic, painted signs shall be allowed. They may be maintained and refurbished, but the message may not change. Painted wall signs shall be allowed in Area B of the district.

(ii) Sign Area

The maximum permitted sign area for a single business or single storefront shall be one square foot per linear foot of business frontage along a public street. The width of the sign shall not exceed half the width of the business's linear frontage. The maximum height of the sign shall not exceed one-third of the total height of the wall to which it is attached.

(iii) Wall Signs Used for Building Identification Purposes

The sign area for a painted wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign shall not exceed half the width of the building's linear frontage. The maximum height of the sign shall not exceed one-third of the total height of the wall to which it is attached.

(r) Window Signs

(i) General

Window signs shall only be permitted on the ground floor of a building.

(ii) Sign Area

No window sign or signs shall cover more than 25% of any window area. Window signs that exceed 15% of a window area shall obtain a permit, unless the sign is a noncommercial temporary sign.

Article 4. Special District Regulations

4.100 Planned Development District (PD)

(ZC 93-02; Ordinance No. 93-5-6)

4.101 Purpose

These regulations are adopted for the following purposes:

(1) To protect and provide for the public health, safety, and general welfare of the city.

(2) To guide the future development of the city in accordance with the Comprehensive Plan.

(3) To accommodate innovation by modifying regulations to better accomplish the city's development goals.

(4) To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.

(5) To protect and enhance the aesthetic and visual quality of development.

4.102 Establishment

The City Council may approve, approve with conditions, or deny the establishment or amendment of PD districts in accordance with the procedures contained within Article 6 of the Zoning Ordinance and as further described within this section. The boundary of each PD district shall be defined on the zoning map and identified with the letters PD followed by a unique number referencing the adopting ordinance and regulations.

4.103 Standard of Approval

The approval, approval with conditions, or denial of PD districts shall be at the sole discretion of the City Council based upon its judgment of the merit of the proposed district as related to the stated purposes in Subsection 4.101.

4.104 Minimum District Size

Following the effective date of this ordinance, no PD district may be established smaller than five acres unless a specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study.

4.105 PD District Types

A PD district may be created as an overlay district or as a freestanding district as described below:

(1) Overlay PD Districts

An overlay PD district superimposes regulations onto a standard zoning district(s) defined in Article 2 of this ordinance. A PD overlay may modify, supplement, and/or delete the regulations of a standard zoning district (referred to as the base district). Except as specified by the terms of the ordinance establishing a PD overlay, the regulations of the base district

shall apply, and any subsequent general amendment to the base district shall apply. A PD district established as an overlay district shall be designated by letters PD followed by a unique number and the initials of the base district(s) (i.e., PD-000-R).

(2) Freestanding PD Districts

A freestanding PD district is a unique zoning classification. The zoning regulations affecting development within the district are limited to those specifically defined within the ordinance establishing the district (which may include by reference other regulations) and may only be changed by amending the district. A freestanding PD district may only be established where the use of the overlay method cannot reasonably achieve the purposes of this ordinance and the PD district is in accordance with the Comprehensive Plan. A PD district established as a freestanding district shall be designated by the letters PD followed by a unique number (i.e., PD-000).

4.106 Permitted Areas of Regulation

PD zoning may be used to:

(1) Define and condition land uses permitted within each district, including expanding or restricting uses permitted by right or by specific use permit within a base zoning district. PD zoning may specify the location of land uses and define standards for operation and performance of land uses.

(2) Specify development standards and actions required to protect the environment and to preserve natural features and vegetation within the district.

(3) Define development standards pertaining to the size, height, bulk, coverage, placement, setback, configuration, and number of buildings; set residential unit density; regulate the design and exterior appearance of buildings; define standards for lot size, dimensions, and street frontage; and specify the location, extent, and design standards for open space, landscaping, screening and buffers, appurtenances, signage, and amenities. PD zoning may modify, delete, or add to those standards provided in a base zoning district. The standards may be more or less restrictive than those in a base zoning district.

(4) Specify the location and design of streets, drives, parking, pedestrian, and bikeways. PD districts may be used to modify the standards of the Thoroughfare Standards Rules & Regulations and the Subdivision Ordinance related to design of public and private facilities, but only where a specific finding is made by the City Council that the alternative standard does not decrease public safety, impair traffic movement, or result in a higher maintenance cost.

(5) Specify the timing, sequencing, and phasing of development, including coordinating the type, location, and intensity of development permitted with the construction and availability of public facilities and services.

(6) Provide for the construction of public improvements and facilities onsite or within public easements and rights-of-way abutting the site as required to serve and benefit development within the district or as may be required to mitigate impacts resulting from the development on other properties and uses outside of the district. Standards within the Subdivision Ordinance pertaining to the design, performance, and cost participation for public improvements may be amended by a PD district.

4.107 Prohibited Areas of Regulation

A PD district may not be used to:

(1) Require construction of public improvements or the dedication or reservation of land which are not of primary benefit to development within the district or necessary to mitigate an adverse impact attributable to development within the district, unless compensation is provided as required by law.

(2) Secure agreements between owners of property within the district with third parties.

(3) Assign responsibility to the city for enforcement of private deed restrictions or covenants.

(4) Waive or modify the requirements of ordinances other than the Zoning Ordinance, except as specifically authorized by this ordinance.

4.108 Regulations Affected

PD districts may be used, in accordance with Subsections 4.106 and 4.107, to modify and supplement the regulations contained within the following ordinances:

(1) Zoning Ordinance

(2) Subdivision Ordinance

(3) Thoroughfare Standards Rules & Regulations

4.109 Site Plan and Plat Required

Article 5 of the Zoning Ordinance, Site Plan Review, shall apply to the development of land for nonresidential or multifamily use within any PD district. Article 3 of the Subdivision Ordinance, Platting, shall apply to any development or subdivision of land with a PD district.

4.110 Initial Plan Review

A concept plan or land study shall be normally required as part of an application for establishing or amending a PD district. Additional information, studies, and plans may be required by the Planning & Zoning Commission or the City Council to determine the merit of establishing a PD district and as required to develop regulations to be incorporated in the ordinance establishing or amending a PD district. The requirement for submitting a concept plan or land study may be waived by the Planning & Zoning Commission or the City Council if they determine sufficient information exists to evaluate the proposed establishment or amendment of a PD district. Where this requirement is waived at the time of establishing a PD, approval of a concept plan or land study shall be required prior to the approval of any plan, plat, or permit related to development of the property. (See Section 5.200 for concept plan requirements and Subdivision Ordinance, Section 3.2 for land study requirements.)

4.111 Plan Approval

Plans and land studies submitted in conjunction with establishing or amending a PD district may be approved by City Council either by separate administrative action, or by reference as part of the ordinance establishing the PD district. All subsequent plans prepared for the development of property within a PD district must substantially conform to the approved plan in accordance with the standards and procedures of Article 5 of the Zoning Ordinance and Article 3 of the Subdivision Ordinance.

4.112 Amendment of Administratively Approved Plans

Plans which are administratively approved may be revised and re-approved by the Planning & Zoning Commission by administrative action in accordance with the provisions of Article 5 of the Zoning Ordinance and Article 3 of the Subdivision Ordinance and provided that the amended plan conforms to the regulations set forth within the PD ordinance.

4.113 Expiration of Administratively Approved Plans

Plans which are approved by administrative action shall expire in accordance with the provisions of Article 5 of the Zoning Ordinance. Land studies which are approved by administrative action shall expire in accordance with the provisions of Article 3 of the Subdivision Ordinance. Where the plan has expired and no extension is approved, the property owners of the PD must receive approval of a new plan prior to applying for development permits. Any new plan or study must conform to the regulations existing at the time of application.

4.114 Minor Amendments for Plan Adopted by Ordinance

Except as permitted as a minor amendment, plans adopted by ordinance shall not expire and may only be revised through the rezoning process. The Planning & Zoning Commission may approve minor amendments to plans adopted by ordinance provided the amendment conforms to the following standards:

(1) The amendment does not increase the density or intensity of development.

(2) The amendment does not substantially alter the arrangement of buildings, increase the number of buildings, or change the use of building space designated on the original plan.

(3) The amendment does not substantially alter the configuration of streets or lots.

(4) The amendment does not increase the height of buildings.

(5) The amendment does not substantially alter vehicular circulation or placement of parking areas.

(6) The amendment does not reduce or lessen the effectiveness of open space, landscaped buffers, and edges.

(7) The amendment does not conflict with other regulations specified within the ordinance establishing the district.

4.115 Administration

It is the responsibility of the Director of Planning and the Planning & Zoning Commission to administer the regulations governing PD districts.

(1) Interpretation

It is the responsibility of the Director of Planning to interpret the regulations affecting development within each PD district. The Director of Planning's rulings may be appealed to the Planning & Zoning Commission for further consideration.

(2) Conflicting Regulation

Where regulations set forth within a PD district directly and specifically conflict with those of another ordinance, the regulations of the PD district shall prevail.

(3) Location of Land Use and Development Intensity

Approved, valid plans for a PD adopted by ordinance or administrative action shall control the location of land use and development intensity. No subsequent plan for a portion of a PD may be approved if it alters the type or exceeds the intensity of uses set forth for that area on the plan for the entire PD.

(4) Multiple Ownership

Where the land within a PD is divided among multiple owners, all owners must authorize the submittal of applications to amend the PD ordinance or plans applying to the entire district.

4.116 Partial Rezoning

Owners of property within a PD district may request rezoning of the portion of the district they own to separate it from the remaining property within the PD district. In considering the request, the Planning & Zoning Commission and City Council shall evaluate the effect of the rezoning on the remaining property and may require adjustments to terms and conditions of the original PD resulting from a change in boundary.

4.117 Review of Zoning

The Planning & Zoning Commission or the City Council may at its discretion call a public hearing to evaluate any PD district to determine appropriate zoning for the area. The following are some of the reasons for initiating a review of zoning. The reasons listed are examples and shall in no way be construed as a limitation upon the Planning & Zoning Commission's and City Council's authority to review and evaluate a PD district at any time the Commission or Council deem appropriate.

(1) Change of Conditions

An unanticipated change in conditions, including adoption of new plans and development policies which affect the appropriateness of existing zoning.

(2) Error or Ambiguity

A provision of the zoning incorrectly recorded or sufficiently ambiguous to prevent reasonable administration of the district.

(3) Nonperformance

A condition where ownership of the property is divided among multiple parties and the owners are unable to cooperate in implementing the terms of the district, or a period greater than five years following the approval of the PD or the date of the last amendment or administrative approval in which no action related to development of the property occurs.

4.200 Planned Residential Development (PRD)

This section was deleted in its entirety.

4.300 Redevelopment District

4.301 In areas where existing development has deteriorated substantially and does not meet reasonable standards of health, safety, and general welfare, or in areas where existing streets and utilities do not meet current standards of development for proposed new land uses, the City Council may authorize the creation of redevelopment districts on tracts of two or more acres.

4.302 In establishing any redevelopment district, a redevelopment plan shall be required to be approved by the Planning & Zoning Commission and the City Council. Redevelopment plans for nonresidential projects shall set forth proposed points of ingress and egress, streets and drives, parking layout, building location, height of buildings, maximum lot coverage, topography, and other development and protective requirements considered necessary to create a reasonable transition to and protection of the adjacent property. Redevelopment plans for residential projects shall set forth existing streets or other public ways, proposed streets and drives, topography, and other development and protective requirements considered necessary to create a reasonable transition to and protection of the adjacent property.

4.303 In any redevelopment district where substandard streets or utilities are in existence, the property owner or developer shall install, rebuild, or improve all necessary streets and utilities at his sole expense, including offsite streets and utilities which are determined by the City Council to be necessary to serve the redevelopment, subject to the standard cost sharing policies and ordinances which determine the additional development costs which the City of Plano shall pay, and subject to any agreements for cost sharing which are mutually agreed upon by the property owner and the City of Plano.

4.304 Installation, rebuilding, or improvement of necessary streets and utilities shall be required when new buildings are constructed within the redevelopment district. Uses conducted in existing buildings shall not require the construction of streets and utilities unless additional construction, such as additional paved parking, must be done on the site; unless a change or expansion in use would require increased utility service; or unless the City Council finds that such construction is necessary at the time the redevelopment district is approved.

4.305 Before a building permit may be issued for any portion of a redevelopment district, the Planning & Zoning Commission shall approve a comprehensive site plan which shall conform to the requirements of Article 5.

4.306 Every redevelopment district approved under the provisions of this ordinance shall be considered as an amendment to the ordinance as applicable to the property involved. Permitted uses and development criteria shall be those listed in this ordinance for the base zoning applied to the redevelopment district (i.e., a redevelopment Retail district would be developed and occupied in accordance with the requirements of the Retail district). In approving a redevelopment district, additional uses may be permitted; permitted uses may be prohibited; and conditions relative to the standards of development may be imposed. Such conditions shall be complied with before a Certificate of Occupancy is issued for the use of the land or for any structure which is part of the redevelopment district. All redevelopment districts approved in accordance with the provisions of this ordinance shall be referenced on the zoning district map.

4.400 Heritage Resource Designation

(ZC 97-75)

4.401 Purpose

To provide for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values which reflect the heritage of the city of Plano, portions of certain districts are designated with the letter H. Areas designated on the zoning district map by an H shall be subject to the following provisions.

4.402 Uses permitted shall be those uses permitted by the base zoning of the district (i.e., the uses permitted on a tract zoned Retail-H would be those uses permitted in a Retail zoning district).

4.403 Additional uses may be permitted where deemed appropriate by the City Council, upon recommendation by the Planning & Zoning Commission.

4.404 In making a Heritage Resource designation (H), the Planning & Zoning Commission and City Council shall consider one or more of the following criteria:

(1) Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city, the state, or the United States.

(2) Location as the site of a significant historic event.

(3) Identification with a person who significantly contributed to the culture and development of the city.

(4) Exemplification of the cultural, economic, social, or historical heritage of the city.

(5) Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.

(6) Embodiment of distinguishing characteristics of an architectural type or specimen.

(7) Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

(8) Embodiment of elements of architectural design, detail, materials, or craftsmanship.

(9) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural, or architectural motif.

(10) Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.

(11) Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

(12) Value as an aspect of community sentiment or public pride.

(13) Input from affected property owners.

4.405 Before the Planning & Zoning Commission may consider any request for an H designation, a recommendation by the Heritage Commission shall be made concerning the request.

4.406 In making the H designation, the Planning & Zoning Commission and City Council may modify the requirements of the building code and may reduce, increase, or revise the height, yard, area, coverage, parking, and any other developmental standards, if such action is determined to be necessary for the preservation or protection of the H designated property.

4.407 Certificate of Appropriateness Review

(1) No building permit or site plan approval for proposed work to the exterior of an existing building or for new construction in a designated Heritage Resource district shall be issued to any application by the Building Inspections or Planning Departments unless the application has first been reviewed by the Heritage Commission and a Certificate of Appropriateness has been issued by the Heritage Commission.

(2) When applying for such a permit or site plan approval, the applicant shall comply with all necessary requirements as defined by the Building Inspections or Planning Departments, who shall forward such application to the Heritage Preservation Officer within five business days of receipt thereof. Any applicant may request a meeting with the Heritage Commission before submitting an application and may consult with the Heritage Commission during the review of the permit application.

4.500 Preston Road Overlay District

(ZC 98-29; Ordinance No. 98-9-12)

4.501 Purpose

To provide appropriate design standards for the use of properties fronting on Preston Road and intersecting thoroughfares. These standards recognize the area's unique development character and provide for coordination between its various districts and categories of use.

4.502 The area encompassed by these standards shall include all those properties within 300 feet of the existing centerline of Preston Road and all those properties within 300 feet of the centerlines of intersecting major thoroughfares (Type C and above), except State Highways 190 and 121. The district shall extend along said major thoroughfares to the centerlines of Ohio Drive, Ventura Drive, Bay Water Drive, and Silver Creek Drive. In other cases, the district shall extend 1,000 feet east and west along Type C and above thoroughfares, as measured from the centerline of Preston Road. The provisions of the Preston Road Overlay district shall apply to all properties fully or partially within the defined area, except as noted in Subsection 4.503.

4.503 The base zoning districts of properties fully or partially within the area, defined by Subsection 4.502, shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the more restrictive shall apply. Except as noted, the requirements below shall apply to all lots or tracts located fully or partially within the limits described in Subsection 4.502.

4.504 Development and/or redevelopment shall meet the following special landscaping requirements:

(1) A minimum 30-foot wide landscape edge (as measured from the front property line, exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions. The landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40 foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop roads, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40 foot distance.

(2) The landscape edge shall generally consist of trees, shrubs, groundcover, berms, and related elements and shall meet the following criteria:

(a) A minimum of one three-inch caliper shade tree and one three-inch caliper ornamental tree (seven-foot planted height) per 50 feet of frontage exclusive of driveways.

(b) The inclusion of a landscape screen with a minimum height of 18 inches in those locations where the landscape edge separates a surface parking area from Preston Road or another major thoroughfare (Type C and above). Landscape screens shall consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms shall have a maximum slope of four to one, requiring at least four feet of horizontal width for every one foot of vertical height. Shrubbery hedges forming a continuous living screen and retaining walls used for berming shall not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than eight feet in height may be placed beyond the required landscape edge and/or the required front yard setback, whichever is greater. They shall not exceed eight feet in individual or combined height. The above shall also conform to the required visibility triangles noted in Subsection 3.508 and to visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

(c) Installation of mechanical irrigation systems to ensure maintenance of plant materials in a living and growing condition.

(3) A landscape plan including planting and irrigation details shall be submitted in conjunction with the site plan review process (Article 5).

(4) The Planning Department shall develop and maintain a list of approved plant materials for landscape edges.

(5) The location of plant materials shall comply with the visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

(6) During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

4.505 Electrical and/or communications utility lines shall be installed underground in compliance with utility service regulations as new development or redevelopment occurs. Temporary lines extended across another property to reach a site under development may remain above ground until development or redevelopment of that property occurs. Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded. A 15-foot wide easement shall be provided adjacent to thoroughfare rights-of-way (Type C and above) for the underground placement of electrical and/or communications utility lines. This easement may be included in the required landscape edge described in Subsection 4.504. The requirement of an easement may be waived at the discretion of the appropriate utility provider.

4.506 All freestanding apartment, general business, identification, institution, and multipurpose signs, as defined in Section 3.1600, shall be monument type. The copy area shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. The maximum sizes and dimensions of the above signs shall be as follows:

Apartment Signs	
Maximum Height	Eight feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

General Business Signs	
Maximum Height	Eight feet*
Maximum Size	90 square feet*
Maximum Size of Copy Area	70 square feet*
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Five feet
Maximum Size	50 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	Eight feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	Eight feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
Maximum Height	Eight feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet.	

The above signage regulations shall not apply to those lots or tracts partially within the overlay district but adjacent to the Santa Fe Railroad right-of-way and/or S.H. 121 right-of-way if the affected signs are located more than 300 feet from the centerline of Preston Road. (ZC 2000-73; Ordinance No. 2000-11-22)

4.507 No advertising or billboard signs as defined in Section 3.1600 and its subsequent updates and revisions shall be permitted.

4.600 Dallas North Tollway Overlay District

(Ordinance No. 96-4-27)

4.601 Purpose

To provide appropriate design standards for the development of properties within the Dallas North Tollway corridor. These standards recognize the significance of the tollway as a regional traffic artery and as a primary entry for the city of Plano. These standards provide for coordination between the various zoning districts and categories of uses within the corridor.

4.602 The area encompassed by these standards shall include all those properties located between the existing and/or planned centerlines of Communications Parkway, north/south segments of Plano Parkway, Chapel Hill Drive on the west, and Parkwood Boulevard on the east. The centerline of S.H. 121 will be the northern boundary and the northern right-of-way line of the Santa Fe Railroad will be the southern boundary. Where the city's Thoroughfare Plan does not provide for the connection of above noted north/south roadways to the northern or southern overlay district boundary, the district shall be defined by the extension of a line from the point of discontinuance to the appropriate boundary. The point of discontinuance shall include a termination or a change in direction of the applicable roadway. For future roadways or existing roadways planned for improvement, the centerline shall be determined by the city's Director of Planning. The provisions of the Dallas North Tollway Overlay district shall apply to all properties fully or partially within the defined area, except as noted in Subsection 4.603. (ZC 99-28; Ordinance No. 99-7-9)

4.603 The base zoning districts of properties within the area, defined by Subsection 4.602, shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the overlay district's standards shall apply. Except as noted, the requirements below shall apply to all lots or tracts located fully or partially within the limits described in Subsection 4.602.

4.604 Development and/or redevelopment shall meet the following special landscaping requirements: (ZC 99-28; Ordinance No. 99-7-9)

(1) A minimum 30-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. The landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40 foot distance shall be measured from the back of the permanent curb of the

roadways including those existing or planned acceleration and deceleration lanes, loop roads, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40 foot distance. (ZC 99-28; Ordinance No. 99-7-9)

(2) The landscape edge shall consist of trees, shrubs, groundcover, berms, and related elements as specified below. (ZC 99-28; Ordinance No. 99-7-9)

(a) Trees shall be placed within the landscape edge as follows:

(i) For the tollway frontage roads, one three inch caliper or greater Live Oak and one three inch caliper or greater deciduous shade tree per 50 feet of linear frontage planted in a formal double row, triangular pattern.

(ii) For east/west thoroughfares (Type D and above), two shade trees per 50 feet of linear frontage (exclusive of driveways) planted in formal double row, triangular pattern. Eight ornamental trees seven feet in planted height shall be placed in a dense double row pattern within 30 feet of the primary entrance driveway(s) to a development.

(iii) For Communications Parkway, Parkwood Boulevard, and north/south segments of Plano Parkway and Chapel Hill Drive, one three-inch caliper or greater shade tree and one ornamental tree (seven-foot planted height) per 50 feet of linear frontage, exclusive of driveways, planted in an informal fashion.

(iv) For Commercial Employment zoned properties, the types, numbers, and locations of trees shall be determined at the time of site plan approval and shall be consistent with existing landscape treatments.

(b) A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) shall be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens shall consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms shall have a maximum slope of four-to-one, requiring at least four feet of horizontal width for every one foot of vertical height. Shrubbery hedges forming a continuous living screen and retaining walls used for berming shall not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than eight feet in height may be placed beyond the required landscape edge and/or the required front yard setback, whichever is greater. They shall not exceed eight feet in individual or combined height. The above shall also conform to the required visibility triangles noted in Subsection 3.508 and to visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

(c) Along Parkwood Boulevard and Communications Parkway south of Spring Creek Parkway, continuous meandering sidewalks shall be interspersed with plant materials and berms.

(d) A mechanical irrigation system shall be installed to ensure maintenance of plant materials in a living and growing condition.

(3) A landscape plan, including planting and irrigation details, shall be submitted in conjunction with the site plan review process (Article 5).

(4) The Planning Department shall develop and maintain a list of approved plant materials for landscape edges.

(5) The location of plant materials shall comply with the visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

(6) During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape edge requirement would prevent a property's reasonable development in a safe, efficient manner.

4.605 Electrical and/or communications utility lines shall be installed underground in compliance with utility service regulations as new development or redevelopment occurs. Temporary lines extended across another property to reach a site under development may remain above ground until development or redevelopment of that property occurs. Except as noted below, all lines including individual service lines shall be installed underground. (ZC 99-28; Ordinance No. 99-7-9)

(1) Overhead placement is permitted along the outside lanes of the Dallas North Tollway frontage roads for electrical distribution and communications lines sharing the same support structures. Single-post concrete and/or steel support structures are required.

(2) Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded.

A 15-foot wide easement shall be provided adjacent to thoroughfare rights-of-way (Type D and above) for the placement of electrical and/or communications utility lines. This easement may be included in the required landscape edge described in Subsection 4.604. Along the tollway frontage roads, two ten-foot easements shall be required. The requirement of an easement may be waived at the discretion of the appropriate utility provider(s). This requirement shall not apply to Central Business-1 zoned property within the corridor, except along the frontage roads of the Dallas North Tollway.

4.606 All freestanding apartment, general business, identification, institution, and multipurpose signs, as defined in Section 3.1600, shall be monument type. The copy area shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

Apartment Signs	
Maximum Height	Eight feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

General Business Signs	
Maximum Height	Eight feet*
Maximum Size	90 square feet*
Maximum Size of Copy Area	70 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Five feet
Maximum Size	50 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	Eight feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	Eight feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
Maximum Height	12 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet.	

The above signage regulations shall not apply to those lots or tracts located fully or partially within the overlay district but adjacent to the S.H. 121 right-of-way if the affected signs are located more than 500 feet from the centerline of the Dallas North Tollway.

For freestanding signs located within 150 feet of residential zoning districts, the following standards shall apply:

Apartment Signs	
Maximum Height	Six feet
Maximum Size	30 square feet
Maximum Size of Copy Area	15 square feet

General Business Signs	
Maximum Height	Six feet*
Maximum Size	50 square feet*
Maximum Size of Copy Area	35 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Four feet
Maximum Size	25 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

Institutional Signs	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

Multipurpose Signs	
Maximum Height	Six feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet.	

The above signage regulations shall not apply to those lots or tracts located fully or partially within the overlay district but adjacent to the S.H. 121 right-of-way if the affected signs are located more than 500 feet from the centerline of the Dallas North Tollway. (ZC 2000-73; Ordinance No. 2000-11-22)

4.607 No advertising signs as defined in Section 3.1600 shall be permitted.

4.700 190 Tollway/Plano Parkway Overlay District

(ZC 98-59; Ordinance No. 98-9-9)

4.701 Purpose

To provide appropriate design standards for the development of properties within the 190 Tollway corridor. These standards recognize the significance of 190 Tollway as a regional traffic artery and major entrance to the city of Plano. These standards also recognize the importance of Plano Parkway as a major cross-town route and business center.

4.702 The area encompassed by these standards shall include all those properties located between the southern city limits and the nearest residential or agricultural district boundary north of Plano Parkway or a distance of 500 feet north of Plano Parkway, whichever is less. The eastern boundary shall be the centerline of Shiloh Road and the western boundary shall be Preston Road. The provisions of the 190 Tollway/Plano Parkway Overlay district shall apply to all properties fully or partially within the defined area, except as noted in Subsection 4.703. However, areas within 50 feet of the right-of-way of U.S. 75 shall be exempt from the provisions of this overlay district.

4.703 The base zoning districts of properties within the area, defined by Subsection 4.702, shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the more restrictive standards shall apply. Except as noted, the requirements below shall apply to all lots or tracts located fully or partially within the limits described in Subsection 4.702.

4.704 Development and/or redevelopment shall meet the following special landscaping requirements:

(1) A minimum 30-foot wide landscape edge (as measured from the front property line, exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions. This landscape edge may be reduced by as much as 15 feet if the combined width of the right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40 foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop roads, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40 foot distance.

(2) The landscape edge shall generally consist of trees, shrubs, groundcover, berms, and related elements and shall meet the following criteria:

(a) A minimum of one three-inch caliper shade tree and one ornamental tree (seven-foot planted height) per 50 feet of frontage exclusive of driveways.

(b) The inclusion of a landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) in locations where the landscape edge separates a surface parking area from the 190 Tollway frontage road or another major thoroughfare (Type C and above). Landscape screens shall consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms shall have a maximum slope of four-to-one requiring at least four feet of horizontal width for every one foot of vertical height. Shrubbery hedges forming a continuous living screen and retaining walls used for berming shall not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than eight feet in height may be placed beyond the required landscape edge and/or the required front yard setback, whichever is greater. They shall not exceed eight feet in individual or combined height. The above shall also conform to the required visibility triangles noted in Subsection 3.508 and to visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

(c) Installation of mechanical underground irrigation systems to ensure maintenance of plant materials in a living and growing condition.

(3) A landscape plan, including planting and irrigation details, shall be submitted in conjunction with the site plan review process (Article 5).

(4) The City of Plano shall develop and maintain a list of approved plant materials for landscape edges.

(5) The location of plant materials shall comply with the visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

(6) During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape edge requirement would prevent a property's reasonable development in a safe, efficient manner.

4.705 Electrical and/or communications utility lines shall be installed underground in compliance with utility service regulations as new development or redevelopment occurs along all roadways (Type C or above). Exceptions to the above requirements are:

(1) Overhead placement is permitted along the northern right-of-way boundary of the 190 Tollway for electrical distribution and communications lines sharing the same support structures. Single-post concrete and/or steel support structures are required.

(2) Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded.

A 15-foot wide easement shall be provided adjacent to thoroughfare rights-of-way (Type C and above) for the placement of electrical and/or communications utility lines. This easement may be included in the required landscape edge described in Subsection 4.704. The requirement of an easement may be waived at the discretion of the appropriate utility provider.

4.706 All freestanding apartment, general business, identification, institution, and multipurpose signs, as defined in Section 3.1600 shall be monument type. The copy area shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

Apartment Signs	
Maximum Height	Ten feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

General Business Signs	
Maximum Height	12 feet*
Maximum Size	90 square feet*
Maximum Size of Copy Area	70 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Five feet
Maximum Size	50 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	12 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	12 feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet.	

For freestanding signs located within 150 feet of residential zoning districts, the following standards shall apply:

Apartment Signs	
Maximum Height	Six feet
Maximum Size	30 square feet
Maximum Size of Copy Area	15 square feet

General Business Signs	
Maximum Height	Six feet*
Maximum Size	50 square feet*
Maximum Size of Copy Area	35 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Four feet
Maximum Size	25 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

Institutional Signs	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

Multipurpose Signs	
Maximum Height	Six feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet. (ZC 2000-73; Ordinance No. 2000-11-22)	

4.707 No advertising signs as defined in Section 3.1600 shall be permitted.

4.800 State Highway 121 Overlay District

(ZC 98-45; Ordinance No. 98-9-13)

4.801 Purpose

To provide appropriate design standards for the development of properties within the State Highway 121 corridor. These standards recognize the significance of State Highway 121 as a regional traffic artery. State Highway 121 is planned as a future freeway connecting U.S. 75 to the Dallas/Fort Worth Airport.

4.802 The area encompassed by these standards shall include all those properties that extend from the centerline of State Highway 121 to a point 1,200 feet south of the centerline. This district will span the range from Custer Road to the Dallas North Tollway. The provisions of the State Highway 121 Overlay district shall apply to all properties fully or partially within the defined area, except as noted in Subsection 4.803.

4.803 The base zoning districts of properties within the area, defined by Subsection 4.802, shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the more restrictive standards shall apply. Except as noted, the requirements below shall apply to all lots or tracts located fully or partially within the limits described in Subsection 4.802.

4.804 Development and/or redevelopment shall meet the following special landscaping requirements:

(1) A minimum 30-foot wide landscape edge (as measured from the front property line, exclusive of rights-of-way, for thoroughfares, Type C or above) shall be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvement, underground utilities, or related facilities. The 40 foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop roads, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40 foot distance.

(2) The landscape edge shall generally consist of trees, shrubs, groundcover, berms, and related elements and shall meet the following criteria:

(a) A minimum of one three-inch caliper shade tree and one ornamental tree (seven-foot planted height) per 50 feet of frontage, exclusive of driveways.

(b) The inclusion of a landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) in locations where the landscape edge separates a surface parking area from State Highway 121 or another major thoroughfare (Type C and above). Landscape screens shall consist of earthen berms,

shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms shall have a maximum slope of four-to-one, requiring at least four feet of horizontal width for every one foot of vertical height. Shrubbery hedges forming a continuous living screen and retaining walls used for berming shall not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height, but no greater than eight feet in height, may be placed beyond the required landscape edge and/or the required front yard setback, whichever is greater. They shall not exceed eight feet in individual or combined height. The above shall also conform to the required visibility triangles noted in Subsection 3.508 and to visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

(3) A landscape plan, including planting and irrigation details, shall be submitted in conjunction with the site plan review process (Article 5).

(4) The City of Plano shall develop and maintain a list of approved plant materials for landscape edges.

(5) The location of plant materials shall comply with the visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

(6) During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape edge requirement would prevent a property's reasonable development in a safe, efficient manner.

4.805 Electrical and/or communications utility lines shall be installed underground in compliance with utility service regulations as new development or redevelopment occurs along all roadways (Type C or above). Exceptions to the above requirements are:

(1) Overhead placement is permitted along the southern right-of-way boundary of State Highway 121 for electrical distribution and communications lines sharing the same support structures. Single-post concrete and/or steel support structures are required.

(2) Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded.

A 15-foot wide easement shall be provided adjacent to thoroughfare rights-of-way (Type C and above) for the placement of electrical and/or communications utility lines. This easement may be included in the required landscape edge described in Subsection 4.804. The requirement of an easement may be waived at the discretion of the appropriate utility provider.

4.806 All freestanding apartment, general business, identification, institution, and multipurpose signs, as defined in Section 3.1600 shall be monument type. The copy area shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia. An additional allowance of up to three feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

Apartment Signs	
Maximum Height	Ten feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

General Business Signs	
Maximum Height	12 feet*
Maximum Size	90 square feet*
Maximum Size of Copy Area	70 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Five feet
Maximum Size	50 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	12 feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institutional Signs	
Maximum Height	12 feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
Maximum Height	15 feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet.	

For freestanding signs located within 150 feet of residential zoning districts, the following standards shall apply:

Apartment Signs	
Maximum Height	Six feet
Maximum Size	30 square feet
Maximum Size of Copy Area	15 square feet

General Business Signs	
Maximum Height	Six feet*
Maximum Size	50 square feet*
Maximum Size of Copy Area	35 square feet
* The requirement for framing of general business signs may be eliminated if the following standards are met:	
Maximum Height	Four feet
Maximum Size	25 square feet
Maximum Size of Copy Area	N/A

Identification Signs	
Maximum Height	Six feet
Maximum Size	70 square feet
Maximum Size of Copy Area	50 square feet

Institutional Signs	
Maximum Height	Six feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

Multipurpose Signs	
Maximum Height	Six feet
Maximum Size	125 square feet
Maximum Size of Copy Area	Identification - 25 square feet
	Directory* - 35 square feet
	Reader Board* - 20 square feet
* Any combination of directory and reader board is permitted if it does not exceed 55 square feet. (ZC 2000-73; Ordinance No. 2000-11-22)	

4.807 No advertising signs as defined in Section 3.1600 shall be permitted.

4.900 Parkway Overlay District

(ZC 98-91; Ordinance No. 98-11-43)

4.901 Purpose

To provide appropriate design standards for properties located in proximity to major city parks, nature preserves, and open areas. These standards recognize the importance of providing visual transitions between these natural areas and surrounding development.

4.902 The base zoning districts of properties fully or partially within a designated Parkway Overlay district shall not be affected except as noted below. All applicable regulations for use, yard, area, lot dimensions, utility placement, and landscaping shall be those specified for each district, including planned development stipulations. Where any of the above conflict with those of the overlay district, the more restrictive shall apply. Except as noted, the requirements below shall apply to all lots or tracts located fully or partially within the boundaries established for a Parkway Overlay district.

4.903 Development and/or redevelopment shall meet the following special landscaping requirements:

(1) A minimum 15-foot wide landscape edge (as measured from the front property line, exclusive of rights-of-way for thoroughfares Type C or above) shall be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

(2) With the exception of width, the landscape edge shall comply with Section 3.1200.

(3) A landscape plan, including planting and irrigation details, shall be submitted in conjunction with the site plan review process (Article 5).

(4) The Planning Department shall develop and maintain a list of approved plant materials for landscape edges.

(5) The location of plant materials shall comply with the visibility requirements of the Thoroughfare Standards Rules & Regulations and its subsequent updates and revisions.

4.904 Electrical and/or communications utility lines shall be installed underground in compliance with utility service regulations as new development or redevelopment occurs. Temporary lines extended across another property to reach a site under development may remain above ground until development or redevelopment of that property occurs. Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded. A 15-foot wide easement shall be provided adjacent to thoroughfare rights-of-way (Type C and above) for the underground placement of electrical and/or communications utility lines. This easement may be included in the required landscape edge described in Subsection 4.903. The requirement of an easement may be waived at the discretion of the appropriate utility provider.

4.905 All freestanding apartment, general business, identification, institution, and multipurpose signs, as defined in Section 3.1600 shall be monument type. The copy area shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia.

Apartment Signs	
Maximum Height	Eight feet
Maximum Size	35 square feet
Maximum Size of Copy Area	20 square feet

General Business Signs	
Maximum Height	Eight feet
Maximum Size	90 square feet
Maximum Size of Copy Area	70 square feet

Identification Signs	
Maximum Height	Eight feet
Maximum Size	125 square feet
Maximum Size of Copy Area	100 square feet

Institution Signs	
Maximum Height	Eight feet
Maximum Size	45 square feet
Maximum Size of Copy Area	30 square feet

Multipurpose Signs	
Maximum Height	Eight feet
Maximum Size	225 square feet
Maximum Size of Copy Area	Identification - 50 square feet
	Directory* - 70 square feet
	Reader Board* - 30 square feet
* Any combination of directory and reader board is permitted if it does not exceed 100 square feet. (ZC 2000-73; Ordinance No. 2000-11-22)	

4.906 No advertising or billboard signs as defined in Section 3.1600 shall be permitted.

Article 5. Site Plan Review

5.100 General

This article establishes a site plan review process for land development. The process involves a series of three plans, progressing from a general evaluation of a site and development concept to approval of a detailed development plan.

The first plan in the series is a concept plan. This plan establishes a general schematic for site development, primarily focusing on vehicular access and circulation. Concept plans may be used to separate large properties into parts for phasing site planning and development. The second plan in the series is a preliminary site plan. This plan presents more detailed information on building layout, parking, drives, landscaping, screening, and other site improvements. Preliminary site plan approval assures the applicant that the general layout is acceptable prior to proceeding with detailed engineering and design. Site plan approval is the final step in the process. A site plan is a detailed, scaled drawing of all surface improvements, structures, and utilities proposed for development. Site plan approval is required prior to the release of engineering plans and building permits. Concept plans and preliminary site plans require review and approval by the Planning & Zoning Commission. Site plans may be approved by city staff provided that they conform to preliminary plans for the development approved by the Commission.

The purpose of this process is to:

(1) Ensure compliance with adopted city development regulations and other applicable regulations for which the city has enforcement responsibility.

(2) Promote safe, efficient, and harmonious use of land through application of city-adopted design standards and guidelines.

(3) Protect and enhance the city's environmental and aesthetic quality.

(4) Ensure adequate public facilities to serve development.

(5) Prevent or mitigate adverse development impacts, including overcrowding and congestion.

(6) Aid evaluation and coordination of land subdivision.

5.101 Applicability

The site plan review process shall apply to:

(1) Development within an area zoned planned development. (See Section 4.100.)

(2) Nonresidential development, except as provided in Subsection 5.102.

(3) Multifamily residential development having more than four dwelling units, including attached single-family housing and condominiums.

(4) Mobile home parks.

(5) Parking lot development, reconstruction, or restriping of more than 20 spaces.

5.102 Exemptions

The following types of development are exempted from the requirements of this article.

(1) Agricultural buildings.

(2) Temporary structures permitted under Subsection 3.103.

5.103 Submission of Applications

Applications for approval of plans required by this article must be submitted to the Planning Department. A calendar of official submittal dates for items requiring Planning & Zoning Commission approval shall be published by the city 30 days prior to the beginning of each year. All applications received on a date other than an official submittal date shall be dated received on the next official submittal date. Complete applications shall be placed on the meeting agenda of the Planning & Zoning Commission no later than 28 days following the official date of submittal. Items requiring staff approval only may be submitted at any time during normal office hours. Complete applications shall be acted upon by the Director of Planning within 21 days. (See Section 5.800, Appeals.)

5.104 Fees, Forms, and Procedures

City Council shall establish a schedule of fees as required to recoup costs related to the administration of this ordinance. The Director of Planning may establish procedures, forms, and standards with regard to the content, format, and number of copies of information constituting an application for concept plans, preliminary site plans, and site plans.

5.200 Concept Plan

5.201 General

A concept plan is the initial plan required in the site plan review process. This plan is a general site assessment and development concept. A concept plan defines a basic schematic design for development. The purpose of the plan is to:

(1) Evaluate the site's natural condition, including vegetation, topography, drainage, surface, and subsurface factors affecting the site's development.

(2) Determine building sites and the use, intensity, bulk, and height of structures to be constructed.

(3) Locate public streets and rights-of-way, and determine points of ingress and egress between the development and public streets, including median breaks and turn lanes.

(4) Determine primary routes of vehicular circulation and parking areas internal to the development.

(5) Delineate development phasing.

(6) Other purposes related to the establishment of a planned development district. (See Subsection 4.101.)

5.202 Applicability

Except as provided below, a concept plan is required for all development defined in Subsection 5.101. The concept plan must include all property contained within a planned development district. For property outside of a planned development district, the plan must include all contiguous property of common ownership unless the site is an approved platted lot. A preliminary site plan may be submitted in lieu of a concept plan. (See Section 5.300.)

5.203 Application Procedure and Requirements

(1) Pre-application

Before preparing a concept plan, the applicant shall meet with the staff of the Planning Department to discuss the application procedure and requirements and review the proposed development concept.

(2) General Application

The property owner shall file an application for the approval of a concept plan. This application shall include the information listed below on one, dimensioned, engineer-scaled drawing on a sheet size 24" x 36". The drawing shall include existing and proposed site conditions and improvements, as follows:

(a) Site boundaries and dimensions, site acreage and square footage, and approximate distance to the nearest cross street.

(b) Location map, north arrow, scale, and title block.

(c) Topography at five foot contours or less.

(d) Natural features including tree masses, floodplains, drainage ways, and creeks. (See Section 3.1200.)

(e) Land use onsite and on adjacent properties, including the assignment of use to specific locations within the plan.

(f) Building sites (including maximum building intensity, density, height, and use restrictions as appropriate). Illustration of the approximate shape and placement of buildings is encouraged, but is not required.

(g) Public streets and private drives with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on adjacent property) with approximate dimensions.

(h) Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

(i) Phases of development, including delineation of areas, building sites, land use, and improvements to be constructed in independent phases and the scheduled timing and sequencing of development.

(3) Standards of Approval

The Planning & Zoning Commission (and City Council if the plan is associated with establishment of a planned development district) may approve, conditionally approve, table, or deny a concept plan based on the plan's: (See Subsection 4.103.)

(a) Compliance with the Comprehensive Plan and adopted design studies.

(b) Compliance with the Zoning Ordinance and other applicable development regulations.

(c) Impact on the site's natural resources and affect on adjacent area, property, and land use.

(4) Effect

Approval of a concept plan by the Planning & Zoning Commission (or City Council) constitutes authorization by the city for the property owner to submit an application for approval of a preliminary site plan subject to compliance with any condition attached to the approval of the concept plan. As long as the concept plan remains valid, the location of streets, drives, median breaks, and curb cuts shall remain fixed and any subsequently prepared plan for an adjacent property or property located on the opposite face of a public street abutting the site shall coordinate its circulation system to the earlier approved, valid concept plan. Except when authorized, a concept plan may not be used to approve a variance to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply. Where approved, valid concept plans delineate areas as separate phases of development, each phase may be independently planned and developed provided that it is in accordance with the concept plan and other applicable regulations.

(5) Lapse

Concept plan approval shall expire two years following the date of its original approval. (ZC 2003-15; Ordinance No. 2003-9-22)

5.300 Preliminary Site Plan

5.301 General

A preliminary site plan is the second plan in the site plan approval process. The purpose of the plan is to:

(1) Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property.

(2) Determine the placement, configuration, coverage, size, and height of buildings.

(3) Determine the design of public street improvements and rights-of-way, the design and location of drives, aisles, and parking.

(4) Determine location and preliminary design of open space, landscaping, walls, screens, and amenities.

(5) Determine the preliminary design of drainage facilities and utilities.

5.302 Applicability

Except as provided in Subsection 5.402, an approved, valid preliminary site plan shall be required prior to the consideration of a site plan for development property defined in Subsection 5.101. The preliminary site plan must include all property contained within a planned development district, except as permitted as a freestanding phase of development shown on an approved, valid concept plan. For property outside of a planned development district, the plan must include all contiguous property of common ownership unless the site is an approved platted lot or as permitted as a freestanding phase of development shown on an approved, valid concept plan. (See Subsection 5.203.4. & 5.)

5.303 Application Procedure and Requirements

(1) Pre-application

Before preparing a preliminary site plan, the applicant shall meet with the staff of the Planning Department to discuss the application procedure and requirements and review the proposed development concept.

(2) General Application

The property owner shall file an application for the approval of a preliminary site plan. This application shall include the information listed below on one, dimensioned, scaled drawing on a sheet size 24” x 36”. The drawing shall include existing and proposed site conditions and improvements, as follows:

(a) Site boundaries and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street.

(b) Location map, north arrow, scale, title block, and site data summary table.

(c) Topography at two foot contours or less.

(d) Natural features including tree masses and anticipated tree loss, floodplains, drainage ways, and creeks. (See Section 3.1200.)

(e) Land use onsite and on adjacent properties.

(f) Building locations and footprints, including building size, intensity, density, height, setback, and use.

(g) Public streets, private drives, and fire lanes with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on or planned on adjacent property) with dimensions and radii.

(h) Parking areas and structures, aisles and spaces, handicap spaces, ramps, crosswalks, and loading areas with typical dimensions.

(i) Access easements and offsite parking.

(j) Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

(k) Screening walls, fences, living screens, retaining walls, headlight screens, and service area screens.

(l) Landscaping and open space areas. (See Section 3.1200.)

(m) Phases of development, including delineation of areas, building sites, land use, and improvements to be constructed in independent phases and the scheduled timing and sequencing of development.

(3) Standards of Approval

The Planning & Zoning Commission may approve, conditionally approve, table, or deny a preliminary site plan based on: (See Section 5.800.)

(a) Conformance with the Comprehensive Plan and adopted design guidelines.

(b) Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property.

(c) Impact on the site's natural resources and effect on adjacent and area property and land use.

(d) Safety and efficiency of vehicular and pedestrian circulation, traffic control, and congestion mitigation.

(e) Safety and convenience of off-street parking and loading facilities.

(f) Access for firefighting and emergency equipment to buildings.

(g) Use of landscaping and screening to shield lights, noise, movement, or activities from adjacent properties and to complement the design and location of buildings and parking.

(h) The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

(4) Effect

Approval of a preliminary site plan by the Planning & Zoning Commission shall constitute authorization by the city for the owner(s) to submit an application for final site plan approval for development of the entire site or a portion thereof provided that the site plan conforms to the preliminary site plan and any conditions attached to its approval. As long as the preliminary site plan remains valid, the location of buildings, landscaped areas, open space, streets, drives, fire lanes, median breaks, curb cuts, and parking shall remain fixed except as to permit minor adjustments resulting from subsequent engineering improvements or to prevent a condition affecting public health or safety which was not known at the time of approval. Except where authorized by ordinance, a preliminary site plan may not be used to approve an exception to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

(5) Lapse

The approval of a preliminary site plan shall be effective for a period of two years from the date that the preliminary site plan is approved by the Planning & Zoning Commission or City Council, at the end of which time the applicant must have submitted and received approval of a site plan. If a site plan is not approved within two years, the preliminary site plan approval is null and void. If site plan approval is only for a portion of the property, the approval of the preliminary site plan for the remaining property shall be null and void. The applicant shall be required to submit a new preliminary site plan for review and approval subject to the then existing regulations.

5.400 Site Plan

A site plan is the final plan required in the site plan approval process. The site plan is a detailed plan of the public and private improvements to be constructed. The purpose of the plan is to:

(1) Ensure compliance with applicable development regulations and previously approved, valid plans affecting development of the property.

(2) Coordinate and document the design of public and private improvements to be constructed.

(3) Coordinate the subdivision of land, including the granting of easements, development agreements, and provision of surety.

5.401 Applicability

An approved, valid site plan shall be required prior to the approval of any construction plan and permit for development defined in Subsection 5.101. An approved, valid preliminary site plan is required prior to the consideration of a site plan except as provided below:

(1) Development of a single building on a corner lot not exceeding one acre (net). (See Subdivision Ordinance, Section 5.2.)

(2) Development of a single building on one lot not exceeding five acres (net) and where the lot is not being subdivided from a larger property.

(3) Development of parking or outside storage areas.

(4) Development of utilities and non-occupied structures.

(5) Development of outdoor recreation structures and amenities.

5.402 Application Procedure and Requirements

(1) Pre-application

Before preparing a site plan, the applicant shall meet with the staff of the Planning Department to discuss the procedures for approval and to review the general concept of the proposed development.

(2) General Application

The property owner shall file an application for the approval of a site plan. This application shall include the information listed below on one, dimensioned, engineer-scaled drawing on a sheet size 24” x 36”. The drawing shall include existing and proposed site conditions and improvements, as follows:

(a) Site boundaries and dimensions, lot lines, site acreage and square footage, and approximate distance to the nearest cross street.

(b) Location map, north arrow, scale, title block, and site data summary table.

(c) Topography of one foot contours or less, referenced to sea level datum.

(d) Natural features including tree masses and anticipated tree loss, floodplains, drainage ways, and creeks. (See Section 3.1200.)

(e) Land use onsite and on adjacent properties.

(f) Building locations and footprints, including dimensions, size, coverage, height, building lines and setbacks, and use.

(g) Finished floor elevation of structures referenced to sea level datum.

(h) Public streets, private drives, and fire lanes with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on adjacent property) with dimensions, radii, and surface type.

(i) Parking areas and structures, including the number and layout of standard spaces, handicap spaces, the location of ramps, crosswalks, and loading areas with typical dimensions and surface type.

(j) Access easements and offsite parking.

(k) Dumpster and trash compactor locations and screening.

(l) Proposed dedications and reservations of land for public use including, but not limited to, rights-of-way, easements, park land, open space, drainage ways, floodplains, and facility sites.

(m) Screening walls, fences, living screens, retaining walls, headlight screens, and service area screens, including height and type of construction and/or planting specification.

(n) Landscaping and open space areas with dimensions and total square footage (separate landscape plans required). (See Section 3.1200.)

(o) Water and sanitary sewer mains and service lines with sizes, valves, fire hydrants, manholes, and other structures onsite or immediately adjacent to the site specified.

(p) Water and sewer connections, meter locations, sizes, and meter and/or detector check valve vaults indicated. Table of the number of water meters by size and noting if they are existing or proposed.

(q) Inlets, culverts, and other drainage structures onsite and immediately adjacent to the site.

(3) Additional Requirements

In addition to meeting the requirements for site plan approval, the following approvals may be necessary prior to authorization for development:

(a) Preliminary or final plat or replat

(b) Engineering plans

(c) Traffic Impact Analysis

(d) Landscape and irrigation plans

(e) Tree preservation and protection plan

(f) Facade plan

(g) Other approvals as required by ordinance

(4) Standards of Approval

Where application for site plan approval is made for development defined on an approved, valid preliminary site plan, the Director of Planning may approve, conditionally approve, or deny the application based upon the criteria listed below. The applicant may appeal the decision of the Director of Planning to the Planning & Zoning Commission by filing a Notice of Appeal within ten days following the date the Director of Planning notifies the applicant of his action. The Planning & Zoning Commission shall consider all applications for site plan approval for development not requiring a preliminary site plan, or the proposed site plan constitutes a major amendment to an approved, valid preliminary site plan. (See Subsection 5.302.) The Planning & Zoning Commission may approve, conditionally approve, table, or deny a site plan based upon the criteria listed below:

(a) Conformance with the Comprehensive Plan and adopted design guidelines.

(b) Compliance with the Zoning Ordinance and other applicable regulations and previously approved, valid plans for the property.

(c) The design and location of off-street parking and loading facilities to ensure that all such spaces are usable and are safely and conveniently arranged.

(d) The width, grade, and location of streets designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

(e) The use of landscaping and screening:

(i) To provide adequate buffers to shield lights, noise, movement, or activities from adjacent properties when necessary.

(ii) To complement the design and location of buildings and be integrated into the overall site design.

(f) The location, size, and configuration of open space areas to ensure that such areas are suitable for intended recreation and conservation uses.

(g) Protection and conservation of soils from erosion by wind or water or from excavation or grading.

(h) Protection and conservation of water courses and areas subject to flooding.

(i) The adequacy of streets, water, drainage, sewerage facilities, garbage disposal, and other utilities necessary for essential services to residents and occupants.

(5) Effect

Approval of a site plan is the city's authorization to apply for approval of building permits and to receive approval of engineering plans. So long as the site plan remains valid, the city shall not apply any additional requirements concerning building placement, streets, drives, parking, landscaping, or screening. Site plan approval is separate and distinct from other permits and approvals as may be required by the city and other regulatory agencies. Approval of a site plan shall not affect other applicable regulations concerning development and land use. Except where authorized by ordinance, a site plan may not be used to approve a variance to development regulations. Where an approved plan conflicts with an adopted regulation and no variance or exception is expressly approved, the regulation shall apply.

(6) Lapse

The approval of a site plan shall be effective for a period of two years from the date of approval by the Planning & Zoning Commission, staff, or City Council, at the end of which time the applicant must have submitted and received approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the site plan approval is null and void. If engineering plans and permits have been approved only for a portion of the property and for improvements, the site plan for the remaining property and/or improvements shall be null and void. The applicant shall be required to submit a new site plan for review and approval subject to the then existing regulations. Site plan approval shall expire upon completion of the improvements shown on the plan. Subsequent additional development, site modifications, and redevelopment shall be permitted in accordance with Section 5.900.

5.500 Amendments

At any time following the approval of a concept plan, preliminary site plan, or site plan and before the lapse of such approval, the property owner(s) may request an amendment. Amendments shall be classified as major and minor. Minor amendments shall include corrections of distances and dimensions, adjustments of building configuration and placement, realignment of drives and aisles, layout of parking, adjustments to open space, landscaping, and screening, changes to utilities and service locations which do not substantially change the original plan. Any increase of building height or proximity to an adjacent (offsite) residential use shall not be considered a minor amendment. The Director of Planning may approve or disapprove a minor amendment. Disapproval may be appealed to the Planning & Zoning Commission. All other amendments shall be considered major amendments and may be considered by the Planning & Zoning Commission at a public meeting in accordance with the same procedures and requirements for the approval of a plan.

5.600 Extension and Reinstatement Procedure

(1) Sixty days prior to or following the lapse of approval for a concept plan, preliminary site plan, or site plan as provided in these regulations, the property owner may petition the Planning & Zoning Commission to extend or reinstate the approval. Such petition shall be considered at a public meeting of the Planning & Zoning Commission.

(2) In determining whether to grant such request, the Planning & Zoning Commission shall take into account the reasons for lapse, the ability of the property owner to comply with any conditions attached to the original approval, and the extent to which newly adopted regulations shall apply to the plan. The Planning & Zoning Commission shall extend or reinstate the plan, or deny the request, in which instance the property owner must submit a new application for approval.

(3) The Planning & Zoning Commission may extend or reinstate the approval subject to additional conditions based upon newly enacted regulations or such as are necessary to assure compliance with the original conditions of approval. The Planning & Zoning Commission may also specify a shorter time for lapse of the extended or reinstated plan than is applicable to original approvals.

5.700 Revocation of Approval

The City Council or the Planning & Zoning Commission may revoke approval of a concept plan, preliminary site plan, or site plan if it determines that the conditions of the approval have not been met or if the plan contains, or is based upon, incorrect information which affects a significant health or safety interest.

Any plan approved prior to March 13, 1986, on which no progress has been made toward completion of the project will expire as of May 11, 2004. All other plans expire according to the lapse of approval standards within this section. (ZC 2003-15; Ordinance No. 2003-9-22)

5.800 Appeals

(ZC 96-23; Ordinance No. 96-6-20)

The decision of the Planning & Zoning Commission to approve or deny a concept plan, preliminary site plan, and site plan shall be final and binding unless an appeal of the decision is made to the City Council. The applicant, Director of Planning, or two members of City Council may appeal the decision of the Commission with regard to a plan by filing a Notice of Appeal in the office of the Director of Planning, no later than ten days after the date on which the Commission notifies the applicant of its decision. Such notification may take place by means of an oral ruling by the Commission at a public meeting. Written notice of any appeal shall be sent to the property owner. The Notice of Appeal shall set forth in clear and concise fashion the basis for the appeal. The City Council shall consider the appeal at a public meeting no later than 45 days after the date on which the Notice of Appeal is filed. The City Council may affirm, modify, or reverse the decision of the Commission and may, where appropriate, remand the plan to the Commission for further proceedings consistent with City Council's decision.

5.900 Additional Development and Redevelopment

Following the completion of improvements shown on an approved site plan, additional development, site modifications, or redevelopment of the site shall be permitted subject to the approval of a revised site plan. Minor expansions and redevelopment may be approved by the Director of Planning under the terms of Section 5.500. All other expansions or redevelopment shall require submittal of a revised site plan and the approval of the Planning & Zoning Commission under the requirements and procedures then in effect.

5.1000 Design Standards and Specifications

The following design standards and specifications are incorporated by reference into this ordinance:

Design Standards and Specifications
Water & Sewer Design Manual
Standard Construction Details
Standard Specifications for Public Works Construction with City of Plano Special Provisions
Thoroughfare Standards Rules & Regulations
Flood Damage Prevention Ordinance
Erosion Control Ordinance
Storm Drainage Design Manual
Fire Code
Retail Corner Design Guidelines
Multifamily Design Guidelines
Subdivision Ordinance
Downtown Development Plan
Douglass Area Study
White Rock Creek and Tributaries Floodplain Management Study
Comprehensive Plan Design Studies Element
Spring Creekwalk Master Development Plan

Article 6. Procedures and Administration

6.100 Procedural Steps of Zoning Petitions and Amendments

6.101 The City Council may, from time to time, amend, supplement, or change by ordinance the boundaries of the district or the regulations herein established as provided by the general law of the State of Texas.

6.102 Any person or corporation having a proprietary interest in any property may initiate proceedings to consider a change in zoning on such property, or the Planning & Zoning Commission or City Council may, on its own motion, initiate proceedings to consider a change in zoning on any property. Any person or corporation may petition the City Council for a change or amendment to the provisions of this ordinance, or the Planning & Zoning Commission may, on its own motion or on request from the City Council, institute a study and propose changes and amendments in the public interest.

6.103 Each petition for zoning or for an amendment or change to the existing provisions of this Zoning Ordinance shall be made in writing on a form suitable to the Planning Department and shall be filed with the Planning Department of the City of Plano, Texas, hereinafter referred to as "Planning staff," and shall be accompanied by payment of the appropriate fee to be charged by the City of Plano, Texas, for administering the zoning petition.

6.104 Zoning Petition Details

(ZC 2003-15; Ordinance No. 2003-9-22)

The zoning petition shall contain sufficient information relative to the amendment requested including, but not limited to, the following:

(1) A key map showing all existing zoning within 200 feet of the subject property.

(2) A location map showing existing and proposed thoroughfares, collector streets, and local streets on the subject property and within 200 feet of the subject property.

(3) A statement reading as follows:

"Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats, or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case."

To ensure the submission of adequate information, the Planning Department staff is hereby empowered to maintain and distribute a list of specific requirements for zoning petitions. Upon periodic review, the Planning Department staff shall have the authority to update such requirements for zoning petition details.

6.105 Upon receipt of a complete written petition for zoning or for a change or an amendment to an existing provision of this Zoning Ordinance, the Planning staff will set a date for a public hearing before the Planning & Zoning Commission. In no case shall the public hearing be held within 36 days after the date of filing the written petition. (ZC 96-01; Ordinance No. 96-2-24)

Prior to the issuance of the notice of the public hearing, the petitioner may, by written notice, withdraw the petition or request rescheduling of the public hearing to a later regular meeting of the Planning & Zoning Commission. Once public notice is given, the petitioner may withdraw the petition or reschedule the public hearing only with the approval of the Planning & Zoning Commission. The Planning & Zoning Commission may reject a request to withdraw a zoning petition or to reschedule the public hearing and conduct the public hearing as notified and take action as appropriate within the context of the public notice provided. (ZC 96-01; Ordinance No. 96-2-24)

6.106 Notice of a public hearing shall meet or exceed the requirements of the general laws of the State of Texas. Before the 20th day before the hearing date, written notice of each public hearing before the Planning & Zoning Commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of real property within 200 feet of the property on which the change in classification is proposed. The notice may be served by its deposit in the municipality, properly addressed with postage paid, in the United States mail. If the property within 200 feet of the property on which the change is proposed is located in territory annexed to the municipality and is not included on the most recently approved municipal tax roll, the notice shall be given before the 20th day before the date of the hearing, and notice of the time and place of the hearing must be published in an official newspaper or newspaper of general circulation in the municipality. When any amendment relates to a change of a zoning regulation or to the general text of this ordinance, notice of the public hearing of the Planning & Zoning Commission shall be given by publication in a newspaper of general circulation in the city of Plano without the necessity of notifying property owners by mail. The notice shall state the time and place of the hearing and the nature of the subject to be considered, which time shall not be earlier than 20 days from the date of publication. (ZC 96-01; Ordinance No. 96-2-24)

6.107 The Planning & Zoning Commission shall hold a public hearing on any petition for any amendment or change prior to making its recommendation and report to the City Council. The Planning & Zoning Commission may establish such regulations and restrictions regarding the presentation of a zoning case at the public hearing as they may deem necessary.

6.108 Following the public hearing, the Planning & Zoning Commission may vote to approve, approve with amendments and conditions, table, or deny in whole or in part the petition. If the petitioner accepts the recommendation of the Planning & Zoning Commission, subsequent public notice shall be written as approved. If the petitioner does not accept the recommendation of the Planning & Zoning Commission, the petitioner may continue his original request, and subsequent public notice shall be written as originally submitted; however, any part of the request not conforming to the Planning & Zoning Commission's recommendations shall be presumed to have been denied by the Planning & Zoning Commission. The Planning & Zoning Commission may table for study any zoning case for up to 90 days.

6.109 When a petition is denied by the Planning & Zoning Commission, the Planning & Zoning Commission should offer reasons to the petitioner for such denial.

When the Planning & Zoning Commission denies a zoning petition, it may deny said petition with or without prejudice. If it shall deny the petition and fail to clearly state the same is being denied with prejudice, then it shall be deemed that said petition is denied without prejudice against refiling. If a petition is denied with prejudice, no petition may be filed for all or a part of the subject tract of land for a period of two years from the date of denial by the Planning & Zoning Commission. If it is determined by the Planning & Zoning Commission there has been a sufficient change in circumstances regarding the property or in the zoning petition itself, it may waive the two-year waiting period and grant a new hearing. The Planning & Zoning Commission may deny, in whole or in part, a zoning petition. The effect of a denial, as defined by this ordinance, shall only apply to the part of the request which is denied.

6.110 After a public hearing before the Planning & Zoning Commission, the City Secretary and the City Council shall be notified of any action taken by the Planning & Zoning Commission on the petition, and if the petition is approved, including denials in part, by the Planning & Zoning Commission, the City Secretary shall automatically schedule a public hearing regarding the petition to be held before the City Council, giving notice as required by the general laws of the State of Texas. However, if the petition is denied by the Planning & Zoning Commission, the petitioner may, upon his own motion within 30 days, file with the Planning staff a written request that a public hearing be scheduled and held before the City Council regarding the petition. Upon receipt of the written request, a public hearing on the petition shall be scheduled to be held before the City Council, giving notice as required by the general laws of the State of Texas.

Upon the filing of a written request for the scheduling of a public hearing regarding a petition which has been denied in total by the Planning & Zoning Commission, the action of the Commission with regard to the question of prejudice shall be totally vacated, and the City Council shall determine the question as provided in Subsection 6.112.

6.111 A public hearing shall be held by the City Council before adopting any proposed amendment, supplement, or change. Notice of such hearing shall be given by publication in a newspaper of general circulation in the city of Plano stating the time and place of such hearing, which time shall not be earlier than 15 days from the date of publication.

Prior to the opening of the public hearing, the petitioner may request withdrawal of the petition or tabling of the request to a specified future City Council meeting. City Council may approve the request or open the public hearing and following its closing take appropriate action within the context of the public notice provided.

6.112 After a public hearing is held before the City Council regarding the zoning petition, the City Council may approve a change in zoning as appropriate within the context of the public notice provided. City Council may deny in whole or in part, table the petition, or refer it back to the Planning & Zoning Commission for further study. In the event the petition has been denied by the Planning & Zoning Commission or in the event a protest against the petition has been filed as more fully described in Subsection 6.113, then said petition shall not be approved except by three-fourths vote of the City Council.

In considering a motion to deny a zoning petition, or upon voting to deny a zoning petition, the City Council may further consider whether the petition shall be denied with or without prejudice against refiling. If the City Council shall deny the petition and fail to clearly state the same as being denied with prejudice, then it shall be deemed that said petition is denied without prejudice against refiling. If the City Council shall deny the petition with prejudice, no petition may be filed for all or part of the subject tract of land for a period of two years from the date of action by City Council. A zoning petition denied without prejudice may be filed by the petitioner or other qualified person at anytime following the denial. If it is determined there has been sufficient change in the circumstances regarding the property or in the zoning petition itself to permit the granting of a new hearing, the two-year waiting period may be waived by the Planning & Zoning Commission or, on appeal, the City Council.

6.113 If the Planning & Zoning Commission has wholly or partially denied a proposed amendment, supplement, or change, or if sufficient protest as defined below is submitted against such change, the proposed change must receive the affirmative vote of at least three-fourths of all members of the City Council. The protest must be written and signed by the owners of at least 20% of either the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area, or the area of the lots or land covered by the proposed change. The area of streets and alleys shall be included in this calculation, and unincorporated areas are excluded from this calculation. (ZC 2002-17; Ordinance No. 2002-6-15)

6.114 A protest of a proposed zoning change must be in writing and must be signed by the owner of the property in question or by a person authorized by power of attorney to act on behalf of the owner. For specific ownership types, the following shall apply: (ZC 2002-17; Ordinance No. 2002-6-15)

(1) Corporations

The protest must be signed by the president, vice president, or by an attorney-in-fact authorized to sign on behalf of the corporation.

(2) General or Limited Partnerships

The protest must be signed by a general partner or by an attorney-in-fact authorized to sign on behalf of the general or limited partnership.

(3) Community Property

The city shall presume the written protest of one spouse to be the protest of both.

(4) Condominiums

Lots or land subject to a condominium declaration are presumed to be commonly owned in undivided interests by the owners of all condominium units and under the control of the governing body of the condominium. For such lots or land to be included in calculating the lots or land area protesting a proposed rezoning, the written protest must state that the governing body of the condominium has authorized a written protest in accordance with its bylaws, and that the person signing the protest is authorized to act on behalf of the governing body of the condominium.

In all cases where a protest has been properly signed pursuant to this section, the city shall presume that the persons whose signatures appear on the protest are valid.

A withdrawal of a protest must be in writing. In the event that multiple protests and withdrawals are filed on behalf of the same owner, the instrument with the latest date and time of execution controls.

6.115 Following Zoning Approval

If, after holding a public hearing, a zoning change, amendment, or supplement is approved by the City Council, no further petition may be considered for all or a part of the subject tract of land for a period of two years from the date of the City Council's action, unless it is determined that there are substantive reasons to permit the waiving of the two-year waiting period and the granting of a new hearing. Said determination shall be made by the Planning & Zoning Commission, or on appeal, the City Council.

Substantive reasons for waiving the two year period include, but are not limited to:

(1) Correction of an error.

(2) A change of conditions affecting the property and which were not known at the time of zoning.

(3) A change in public plans or policies as it affects the property.

The provisions of this subsection shall not apply to general text changes in the Zoning Ordinance.

6.116 Pending Zoning Application

Any pending zoning petition shall automatically expire if no action of any kind has been taken on it by either the Planning & Zoning Commission or the City Council for a period of one year. If no ordinance granting zoning in accordance with Subsection 6.114 has been adopted within six months of the date on which the City Council voted approval of a zoning change, such zoning change shall be automatically placed on the City Council agenda for further consideration.

6.200 Board of Adjustment

6.201 There is hereby created a Board of Adjustment consisting of five members, each to be appointed by City Council for a term of two years and removable for cause by the appointing authority upon written charges and after public hearing. There shall be at least one member and one alternate member appointed who is employed in either the retail or advertising business, and at least one member and one alternate member who is employed in the real estate or development business. (ZC 92-46; Ordinance No. 92-9-13)

6.202 City Council may appoint four alternate members of the Board of Adjustment who shall serve in the absence of one or more of the regular members when requested by the Mayor or City Manager, or Chief Building Official as the case may be, so that all cases to be heard by the Board of Adjustment will always be heard by a minimum number of four members. In the matter of variances from Section 3.1600, such variances will always be heard by a minimum number of three members. The alternate members, when appointed, shall serve for the same period as the regular members, which is for a term of two years expiring on October 31 of the appropriate year, and any vacancy shall be filled in the same manner as for regular members, and alternate members shall be subject to removal under the same provisions as regular members. (ZC 92-46; Ordinance No. 92-9-13)

6.203 The Board of Adjustment shall adopt rules to govern its proceedings provided, however, that such rules are not inconsistent with this ordinance or statutes of the State of Texas. Meetings of the Board of Adjustment shall be held at the call of the chairman and at such other times as the Board of Adjustment may determine. The chairman, or in his absence, the acting chairman, may administer oath and compel the attendance of witnesses. All meetings of the Board of Adjustment shall be open to the public. The Board of Adjustment shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicate such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board of Adjustment and shall be a public record.

6.204 Appeals to the Board of Adjustment can be taken by any person aggrieved or by an officer, department, or board of the municipality affected by any decision of the Building Official. Such appeal shall be taken within 15 days after the decision has been rendered by the administrative officer, by filing with the officer from whom the appeal is taken and with the Board of Adjustment, a Notice of Appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board of Adjustment all the documents constituting the record upon which the action appealed from was taken.

6.205 An appeal shall stay all proceedings of the action appealed from unless the officer from whom the appeal is taken certifies to the Board of Adjustment, after the Notice of Appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed, otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record on petition, upon notice to the officer from whom the appeal is taken and on due cause shown.

6.206 The Board of Adjustment shall fix a specific time for the hearing of an appeal, give the public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by attorney or by agent.

6.207 No appeal to the Board of Adjustment for the same variance, on the same piece of property, shall be allowed prior to the expiration of two years from a previous ruling by the Board of Adjustment on any appeal to such body, unless other property in the immediate vicinity has within the said two year period been changed or acted upon by the Board of Adjustment or City Council so as to alter the facts and conditions on which the previous Board of Adjustment action was based. Such change of circumstances shall permit the rehearing of an appeal by the Board of Adjustment prior to the expiration of a two year period, but such conditions shall in no way have any force in law to compel the Board of Adjustment, after a hearing, to grant a subsequent appeal. Such subsequent appeal shall be considered entirely on its merits and the peculiar and specific conditions related to the property on which the appeal is brought.

6.208 Jurisdiction

When in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the Board of Adjustment may, in specific cases, after written notice and public hearings, and subject to appropriate conditions and safeguards, authorize or order the following:

(1) Hear and decide appeals where it is alleged there is error on any order, requirement, decision, or determination made by the Building Official in the enforcement of this ordinance. (ZC 92-46; Ordinance No. 92-9-13)

(2) Permit the reconstruction, extension, or enlargement of a building occupied by nonconforming uses, on the lot or tract occupied by such building, provided such reconstruction does not prevent the return of such property to a conforming use.

(3) Require the discontinuance of nonconforming uses of land or structure under any plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to conform to the regulations of this ordinance. All actions to discontinue a nonconforming use of land or structure shall be taken with due regard for the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated nonconforming use and the conservation and preservation of property. The Board of Adjustment shall, from time to time, on its own motion or upon cause presented by interested property owners, inquire into the existence, continuation, or maintenance of any nonconforming use within the city.

(4) Permit such variance of height, yard, area, exterior structure, lot coverage, and off-street parking and loading regulations that will not be contrary to the public interest and where, because of special conditions, the enforcement of this ordinance or its amendments would result in an unnecessary hardship. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district. No variance may be granted if it results in an unnecessary hardship, as herein defined, on another parcel of land.

In order to make a finding of hardship and to grant a variance from this ordinance, the Board of Adjustment must determine that: (ZC 92-46; Ordinance No. 92-9-13)

(a) The requested variance does not violate the intent of the ordinance or its amendments.

(b) Special conditions of restricted area, shape, topography, or physical features exist that are peculiar to the subject parcel of land and are not applicable to other parcels of land in the same zoning district.

(c) The hardship is in no way the result of the petitioner's own actions.

(d) The interpretation of the provisions in this ordinance or its amendments would deprive the petitioner of rights commonly enjoyed by other properties in the same zoning district, that comply with the same provisions.

No variance may authorize a use other than those permitted in the district for which the variance is sought. Also, a petition or request for a variance shall not be heard or granted with regard to any parcel of property or portion thereof upon which a preliminary site plan, site plan, preliminary plat, or final plat, when required by this ordinance or the Subdivision Ordinance for any parcel of property or portion thereof, has not been finally acted upon by both the Planning & Zoning Commission and, where required, by the City Council. The administrative procedures and requirements of this ordinance and the Subdivision Ordinance, with regard to both Planning & Zoning Commission and the City Council consideration and action, on preliminary site plans, site plans, preliminary plats, and final plats, must be exhausted prior to requesting a variance from the terms of this ordinance.

6.209 Action of the Board of Adjustment

(1) In exercising its powers, the Board of Adjustment may, in conformity with the provisions of Articles 1011-a through 1011-j of the 1925 Civil Statutes of Texas, as amended, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and make such order, requirement, decision, or determination as ought to be made and shall have all the powers of the officer from whom the appeal is taken, including the power to impose reasonable conditions to be complied with by the petitioner.

(2) The concurring vote of four members of the Board of Adjustment shall be necessary to revise any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the petitioner on any matter upon which it is required to pass under this ordinance or to approve any variance in said ordinance.

(3) Any person or persons jointly or severally aggrieved by any decision of the Board of Adjustment, or any taxpayer, or any officer, department, board, or bureau of the municipality may present to a district court, county court, or county court at law a petition, duly verified, setting forth that such decision is illegal, in whole or part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten days after the filing of the decision in the office of the Board of Adjustment and not thereafter. The date of filing of the decision in the office of the Board of Adjustment shall be the date the Board of Adjustment announces its decision either orally or in writing to the petitioner. (ZC 99-56; Ordinance No. 99-11-19)

6.300 Interpretation

Questions of interpretation of this ordinance shall be referred to the Director of Planning, who shall have the authority to determine the meaning and interpretation of any provision of this ordinance. Any person aggrieved, or any officer, department, or board of the City of Plano affected by an interpretation of the Director of Planning, may appeal said interpretation to the Planning & Zoning Commission, whose decision in the matter shall be final.

6.400 Penalty for Violations

Any person or corporation violating any of the provisions of this ordinance shall, upon conviction, be fined any sum not exceeding $2,000.00; each and every day that the provisions of this ordinance are violated shall constitute a separate and distinct offense.

6.500 Preserving Rights in Pending Litigation and Violations under Existing Ordinances

By the passage of this ordinance, no presently illegal or nonconforming use shall be deemed to have been legalized or made conforming unless specifically such use falls within a use district where the actual use is a conforming use. Otherwise, such uses shall remain nonconforming uses where recognized, or an illegal use, as the case may be. It is further the intent and declared purpose of this ordinance that no offense committed and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the time the proper existing Zoning Ordinance was repealed and this ordinance adopted, shall be discharged or affected by such repeal; but prosecutions and suits for such offenses, liabilities, penalties, or forfeitures may be instituted or causes presently pending proceeded with in all respects as if such prior ordinance had not been repealed.

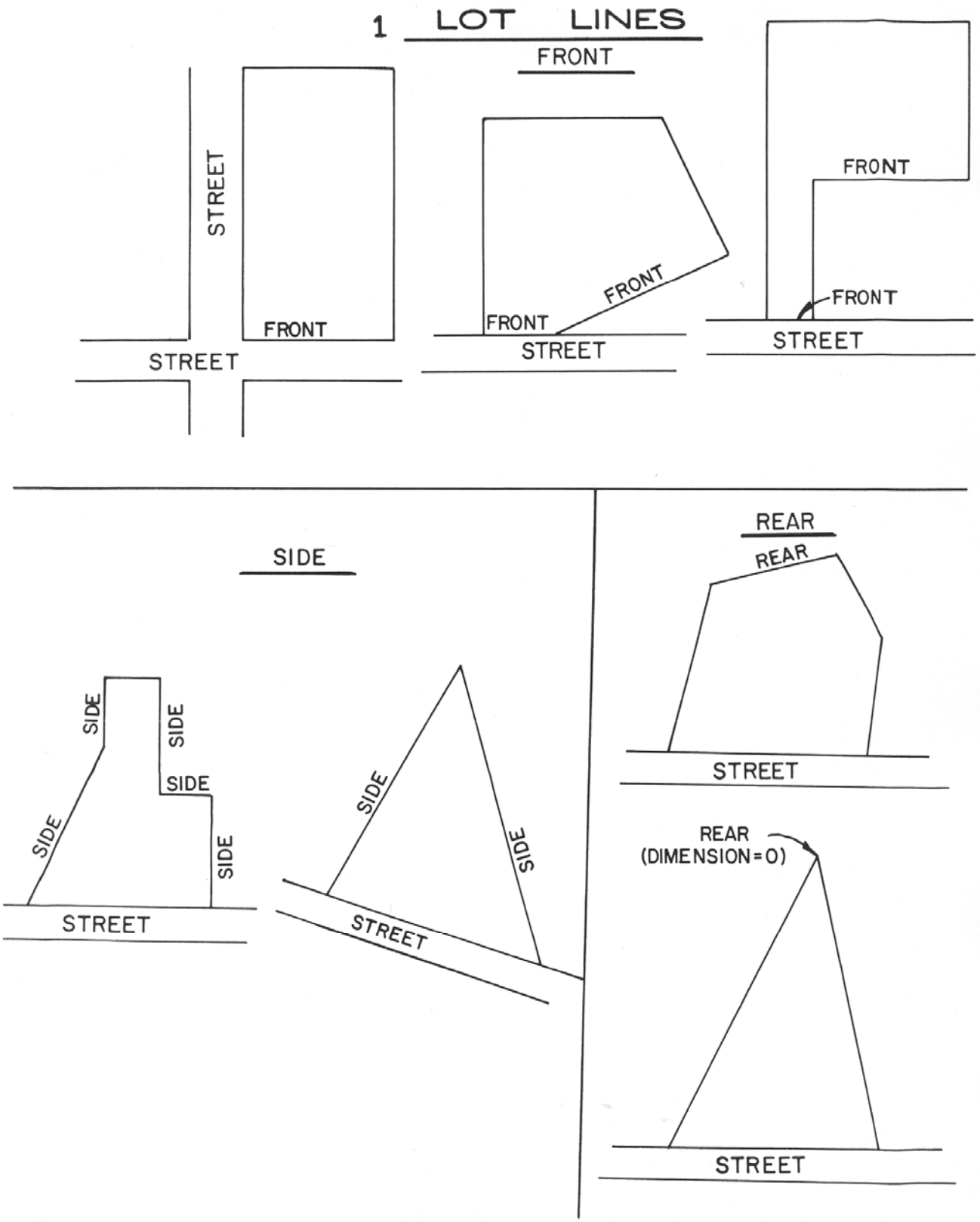
6.600 Severability

If any section, paragraph, subdivision, clause, phase, or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof other than the part so decided to be invalid or unconstitutional.

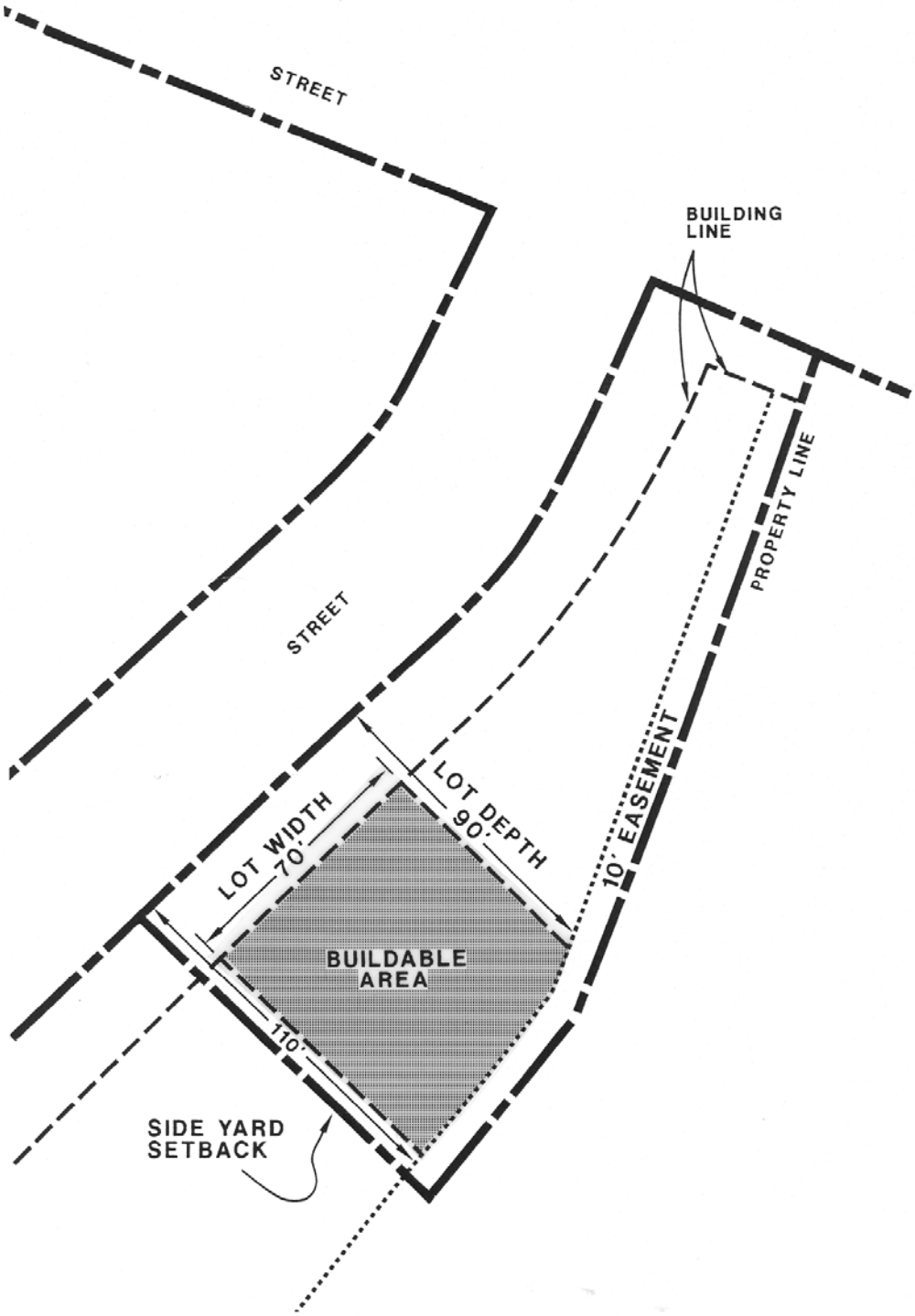
6.700 Effective Date

This ordinance shall become effective on the 24th day of March, 1986. Duly passed and approved by the City Council of the City of Plano, Texas, this the 13th day of March, 1986.

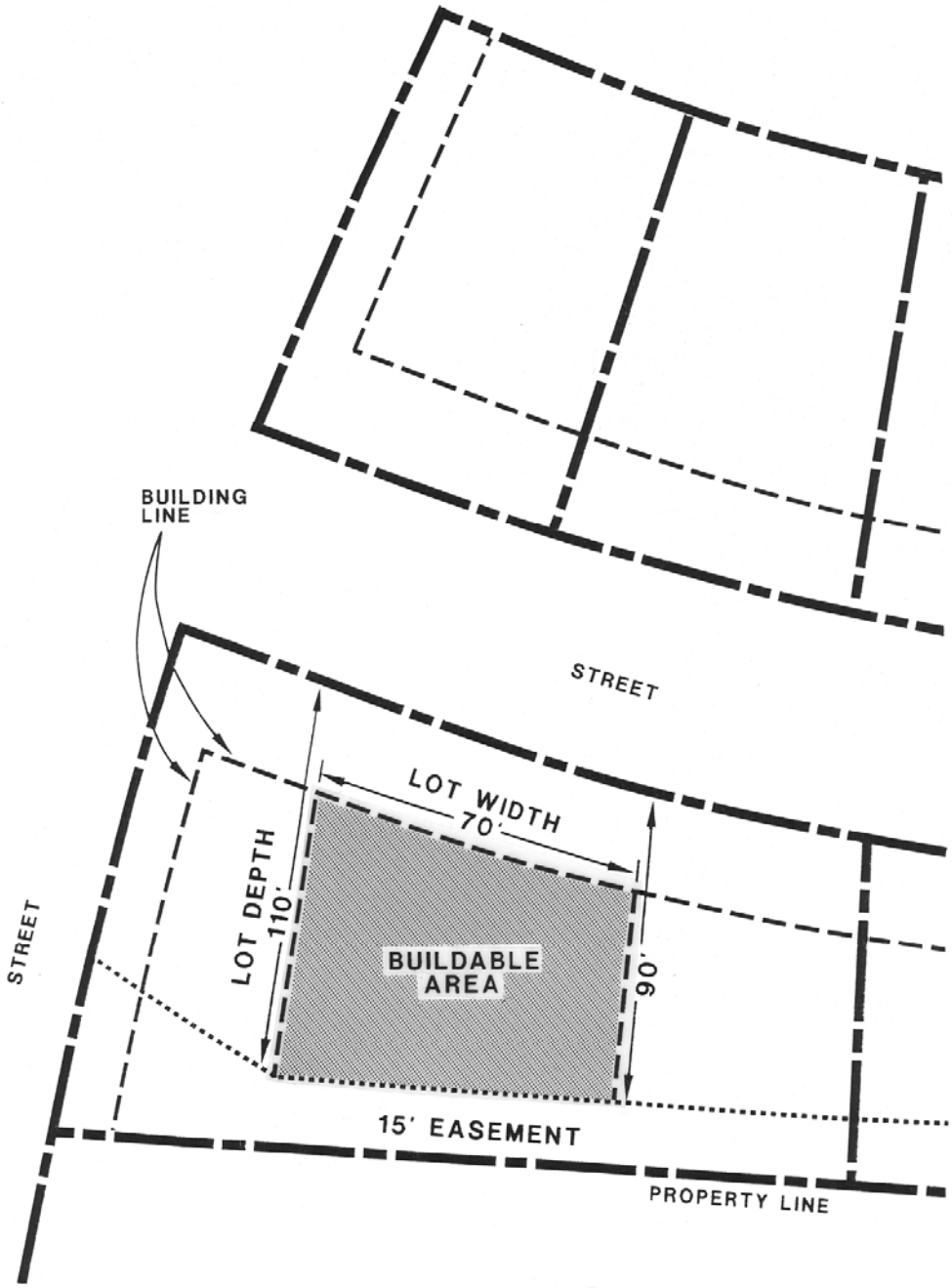
Appendix Illustrations	
Illustration No.	**Description**
1	Lot Lines
2	Lot Depth
3	Lot Width
4	Building Line Reduction
5	Corner Lot
6	Method of Measuring Front Yard
7	Through Lots
8	Fence Limitation for Corner Lot
9	Front Yard Where Zoning Changes in a Block
10	Interpretation of Front Yard Where Yard Depth Varies
11	Floor Area Ratio
12	Parking
	45° Layout with One-way Traffic
	45° Layout with Two-way Traffic
	60° Layout with One-way Traffic
	60° Layout with Two-way Traffic
	70° Layout with One-way Traffic
	70° Layout with Two-way Traffic
	90° Layout
13	Curvilinear Streets
14	Landscape Edge
15	Interior Parking Lot Landscaping
16	Landscaping for Corner Lots
17	Residential Setback Slope

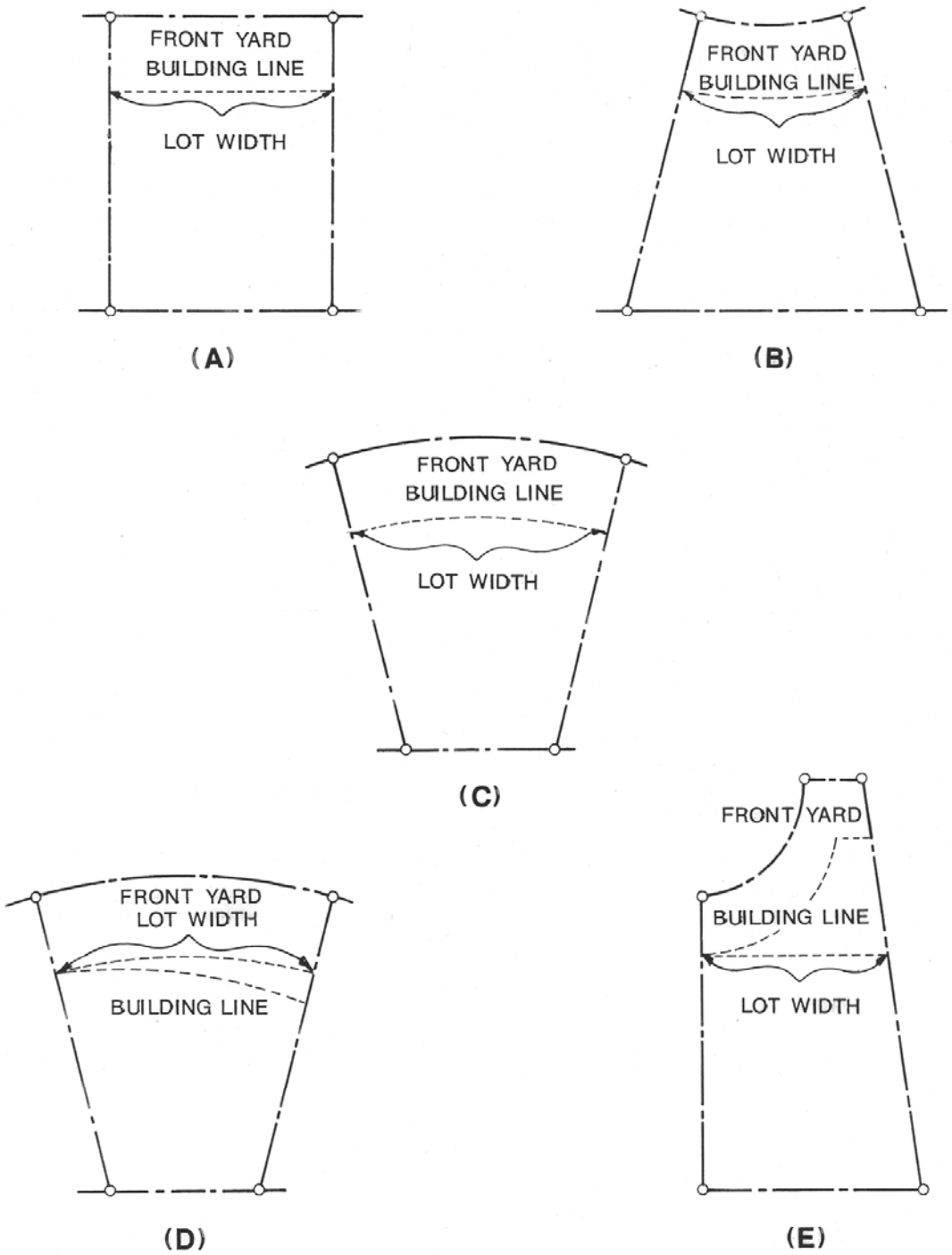

1 LOT LINES
FRONT
STREET
FRONT
STREET
FRONT
FRONT
STREET
FRONT
FRONT
STREET
SIDE
SIDE
SIDE
SIDE
SIDE
SIDE
STREET
SIDE
SIDE
STREET
REAR
REAR
STREET
REAR
(DIMENSION=0)
STREET

2 LOT DEPTH


STREET
STREET
BUILDING LINE
PROPERTY LINE
10' EASEMENT
LOT DEPTH 90'
LOT WIDTH 70'
BUILDABLE AREA
110'
SIDE YARD SETBACK

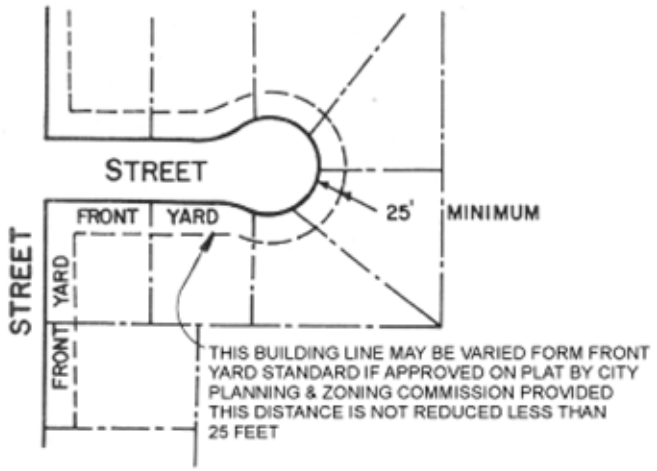
2 LOT DEPTH


BUILDING LINE
STREET
LOT WIDTH
70'
LOT DEPTH
110'
BUILDABLE AREA
90'
STREET
15' EASEMENT
PROPERTY LINE

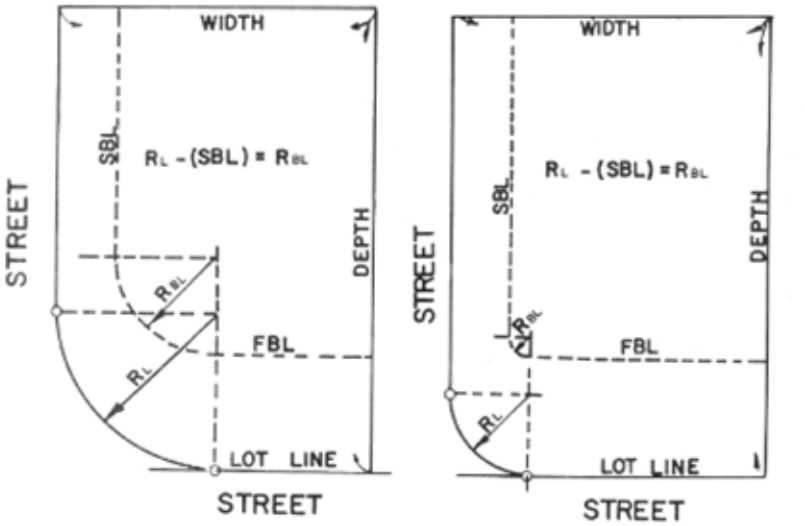

FRONT YARD
BUILDING LINE
LOT WIDTH
(A)
FRONT YARD
BUILDING LINE
LOT WIDTH
(B)
FRONT YARD
BUILDING LINE
LOT WIDTH
(C)
FRONT YARD
LOT WIDTH
BUILDING LINE
(D)
FRONT YARD
BUILDING LINE
LOT WIDTH
(E)

3 LOT WIDTH

4 BUILDING LINE REDUCTION



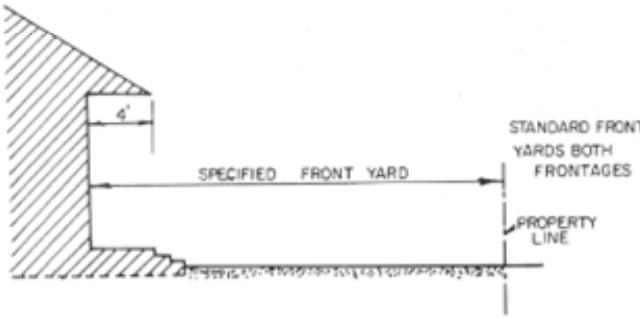
5 CORNER LOT



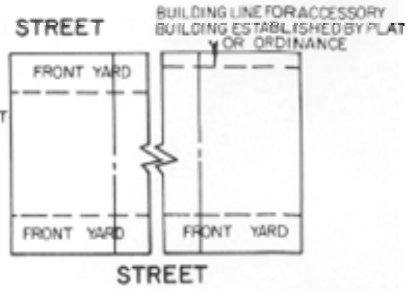
DETERMINATION OF BUILDING LINE, RADIUS OF LOTS WITH CURVED CORNER

R_L = RADIUS OF LOT LINE
SBL = SIDE BUILDING LINE
FBL = FRONT BUILDING LINE
R_{BL} = RADIUS OF BUILDING LINE

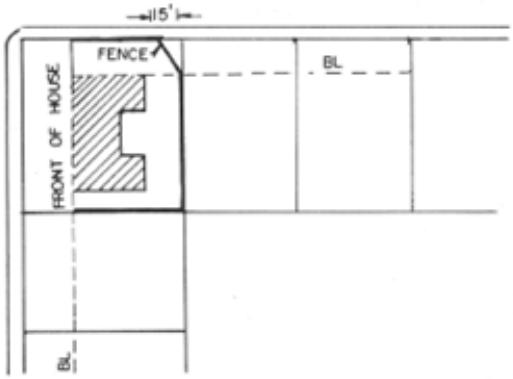
6 METHOD OF MEASURING FRONT YARD



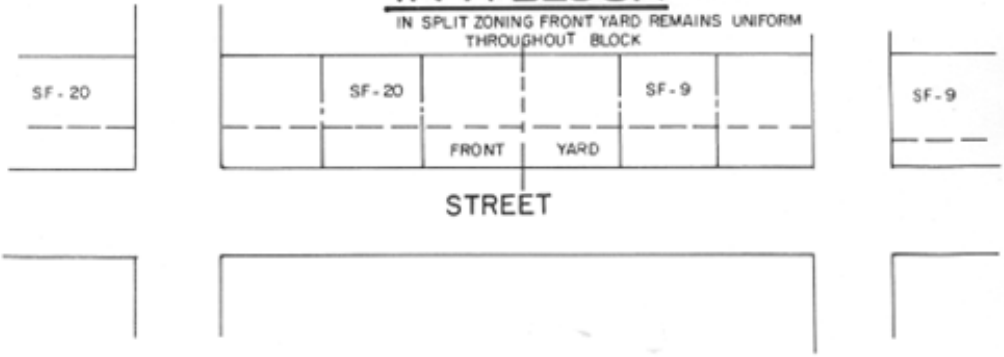
7 THROUGH LOTS



8 FENCE LIMITATION FOR CORNER LOT



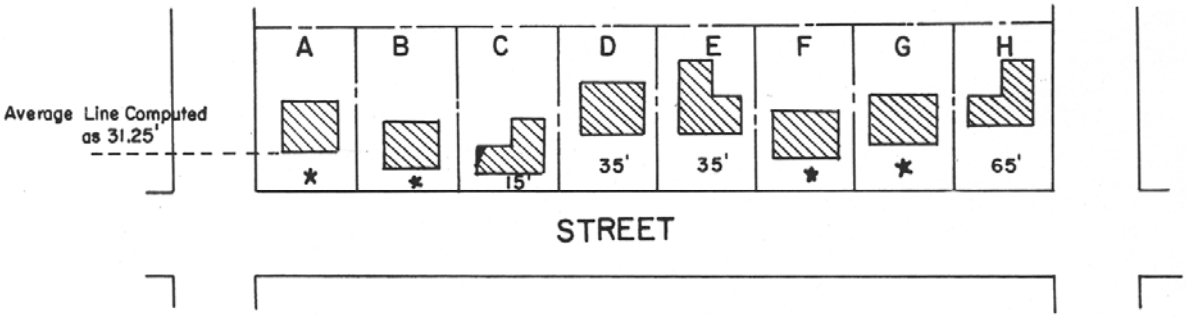
9 FRONT YARD WHERE ZONING CHANGES IN A BLOCK



10 INTERPRETATION OF FRONT YARD WHERE YARD DEPTH VARIES

BASIS OF COMPUTATION EXISTING BUILDINGS	
C	15'
D	35'
E	35'
H	65'

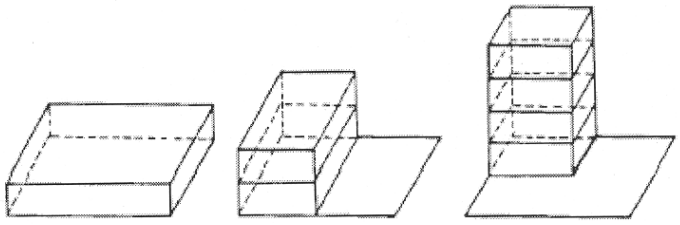
* Other lots by 3-505
Average Line = 31.25'



COMPUTED MINIMUM SET BACKS

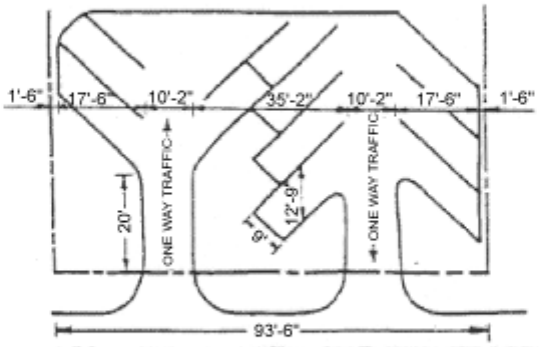
A	31.25'	average
B	25'	need not set back over 10' from C
C	15'	existing
D	35'	existing
E	35'	existing
F	31.25'	average
G	41.25'	need not set back over 10' from F
H	65'	existing

11 FLOOR AREA RATIO



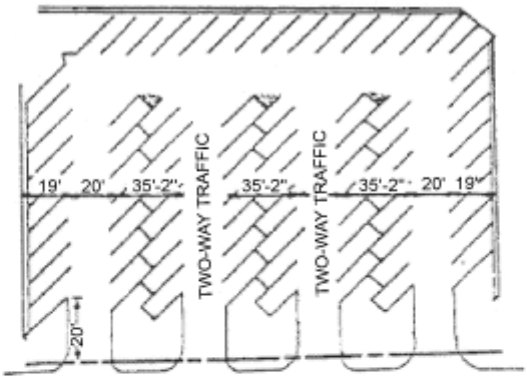
EACH DRAWING ILLUSTRATES FLOOR AREA RATIO OF 1:1

12 APPENDIX ILLUSTRATION

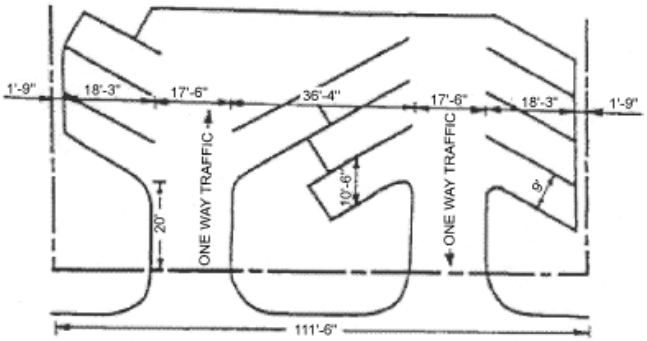


45° LAYOUT WITH ONE-WAY TRAFFIC

45° LAYOUT WITH TWO-WAY TRAFFIC

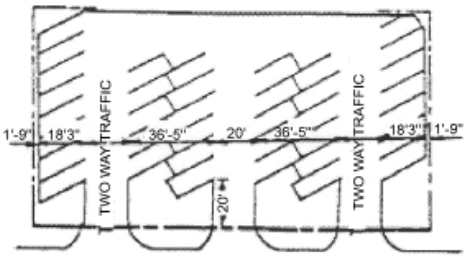


12 APPENDIX ILLUSTRATION CONTINUED

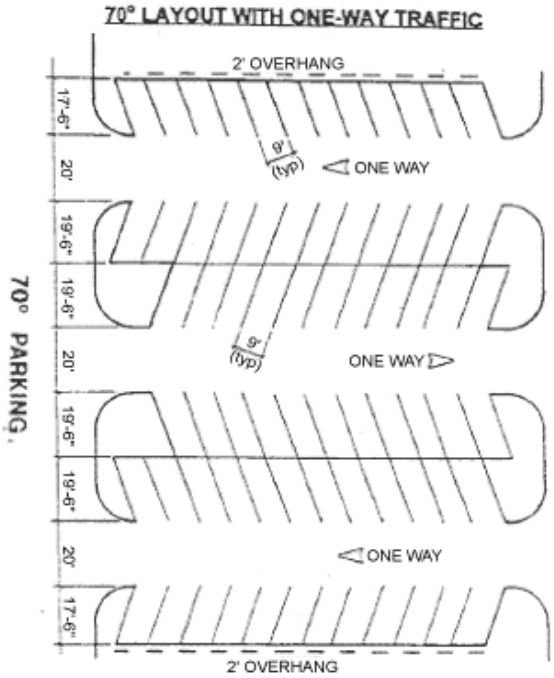


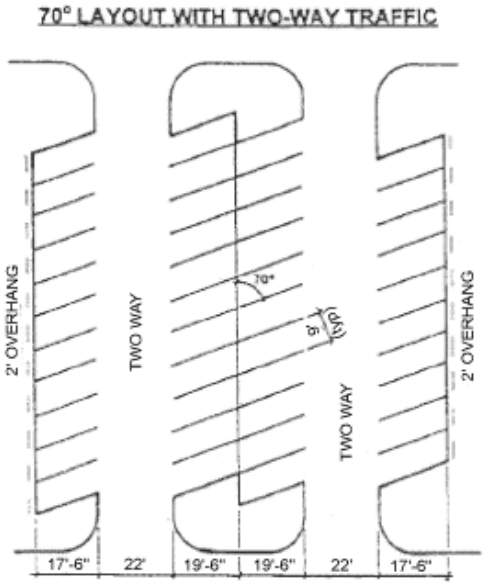
60° LAYOUT WITH ONE-WAY TRAFFIC

60° LAYOUT WITH TWO-WAY TRAFFIC



12 APPENDIX ILLUSTRATION CONTINUED





12 APPENDIX ILLUSTRATION CONTINUED

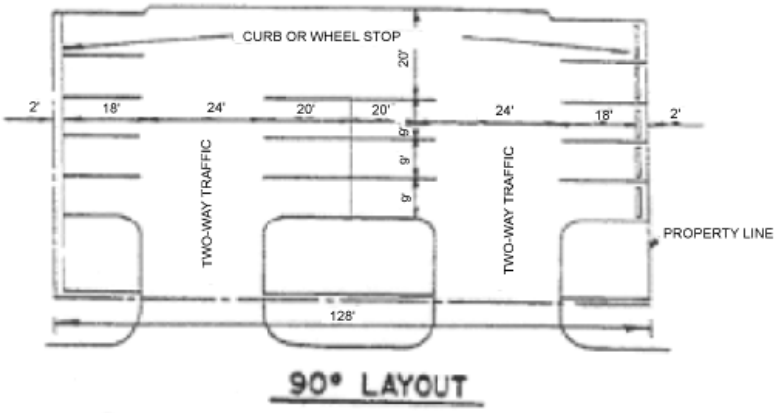


ILLUSTRATION 13
CURVILINEAR STREETS

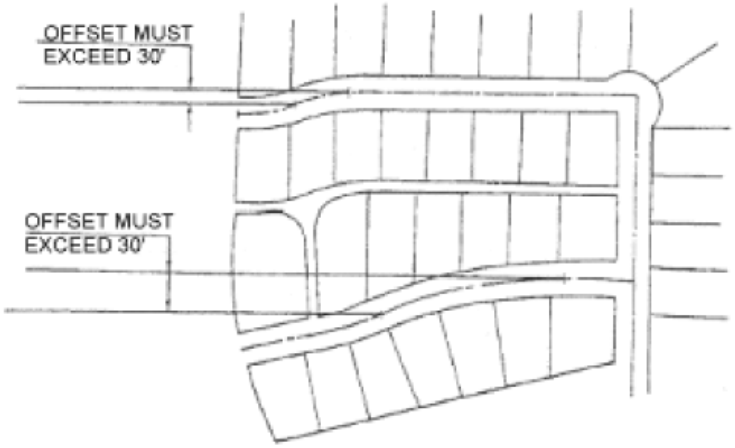
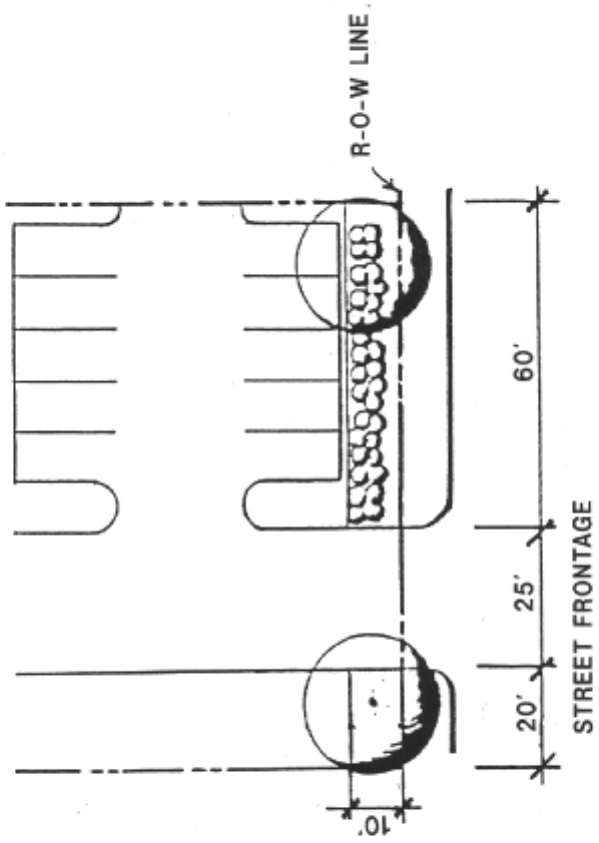


ILLUSTRATION - 14

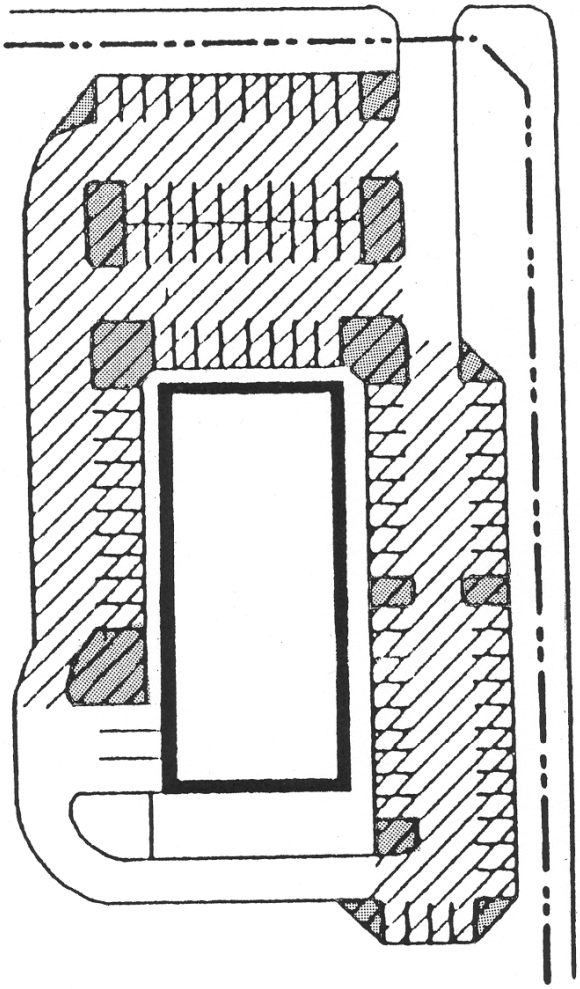
LANDSCAPE EDGE



MINIMUM 10'- WIDE LANDSCAPE EDGE PLANTED WITH A MINIMUM OF ONE SHADE TREE AND 10 SHRUBS PER 500 SQUARE FEET OF LANDSCAPE EDGE.

ILLUSTRATION - 15

INTERIOR PARKING LOT LANDSCAPING



INTERIOR PLANTING AREA

TOTAL AREA OF PARKING LOT

ILLUSTRATION - 16

LANDSCAPING FOR CORNER LOTS

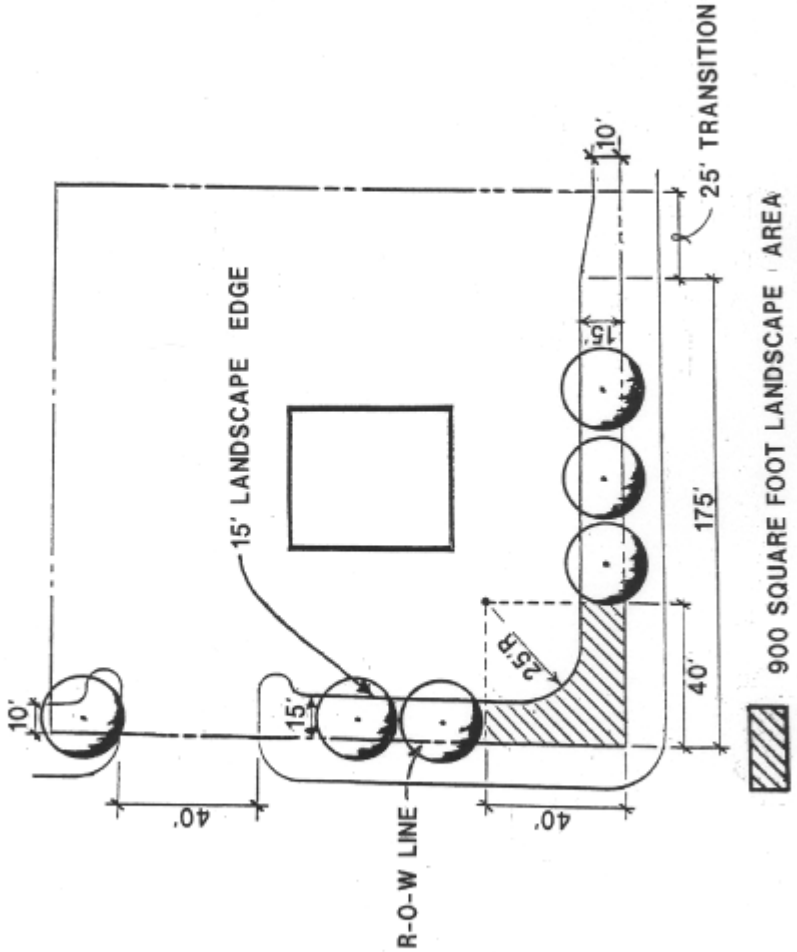
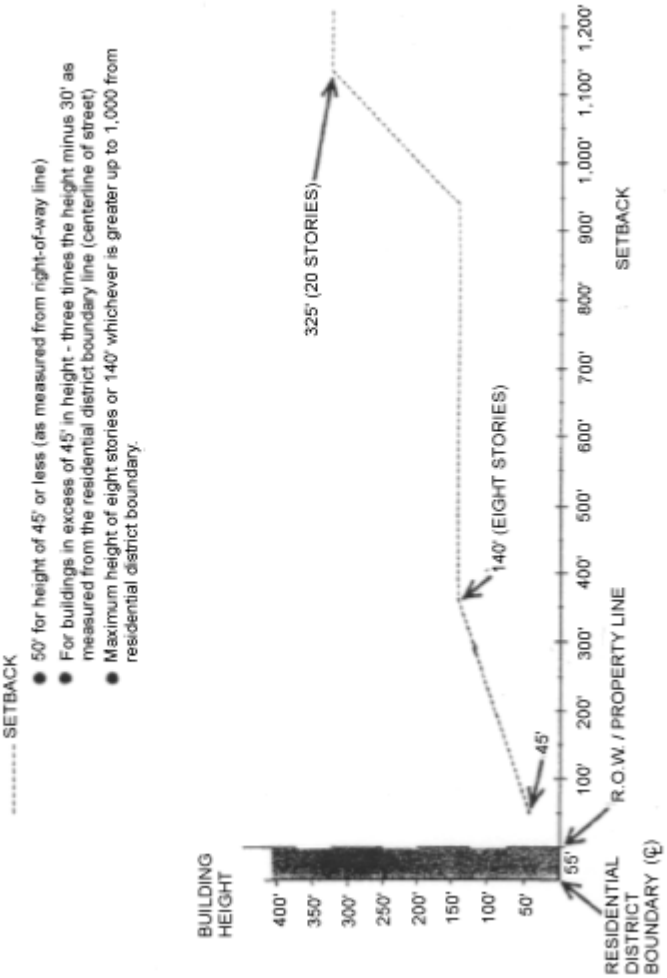


ILLUSTRATION - 17

RESIDENTIAL SETBACK SLOPE



Planned Developments
Listed with Conditions of Approval

PD-1-PH Patio Home

ZC 95-83/97-4-13 Location: SW corner of Parker Rd. and Willow Bend Dr.

ZC 95-83/95-11-13 Acreage: 4.8±

Restrictions:

1. The land study shall be adopted by ordinance as part of this planned development as shown in Exhibit B.
2. Extend Willow Bend Dr. as a four-lane divided thoroughfare to Parker Rd. with the development of this property.
3. Minimum Lot Width: 50 feet
4. No requirement for off-street visitor parking.
5. One three-inch caliper tree shall be required for every 50 feet of street frontage in the landscape areas along Parker Rd.

PD-2-MF-3 Multifamily-3

ZC 83-25/83-5-18 Location: SE corner of 18th St. and L Ave.

Acreage: 2.9±

Restrictions:

1. Additional use of Retirement Housing (RH).
2. A maximum of 48 units may be developed in accordance with MF-3 standards or a maximum of 130 units at RH standards.
3. For RH development, occupancy of the remaining 20% of the dwelling units not occupied with a household head aged 60 years or older, may also include units occupied by handicapped persons over 18 years of age in addition to those exceptions noted in 8-301-77.

PD-3-PH Patio Home

ZC 95-88/95-11-27 Location: East side of Midway Rd., north of Plano Pkwy.

Acreage: 23.9±

Restrictions:

1. The land study shall be adopted by ordinance as part of this planned development.
2. No requirement for off-street visitor parking.
3. No requirement for open space.
4. Maximum lot coverage for the main building shall be 60% for one story structures and ten percent additional coverage permitted for accessory buildings. (See Subsection 3.701.)

PD-3-PH Patio Home

5. The minimum lot width and minimum building line for lots siding to Communications Pkwy. are 45 feet and 15 feet respectively.
6. The screening wall along Communications Pkwy. and Midway Rd. shall match the screening wall of the adjacent northern subdivision.

PD-4-MF-3 Multifamily-3

ZC 95-88/95-11-27 Location: East side of Midway Rd., north of Plano Pkwy.

Acreage: 11.3±

Restrictions:

1. Maximum Building Height: Two story (35 feet)
2. A wrought iron fence with a minimum of two gates shall be installed along the common property line with the city park and the elementary school. The minimum and maximum fence heights are six and eight feet respectively.
3. A minimum setback of 150 feet for two story buildings with windows, patios, and/or stairs that face the patio home lots. The setback shall be reduced to 60 feet if the two story buildings do not contain windows, patios, and/or stairs that face the patio home lots.

PD-5-MF-2 Multifamily-2

ZC 85-71/86-3-14 Location: North side of 14th St., west of Shiloh Rd.

Acreage: 9.8±

Restriction:

Maximum Density: 16 units per acre

PD-6-R Retail

ZC 78-48/80-7-8 Location: South side of E. Park Blvd., east of Los Rios Blvd.

Acreage: 6.4±

Restriction:

Maximum of 50% of gross leasable space to be utilized for retail uses.

PD-8-MF-2 Multifamily-2

ZC 82-94/83-3-10 Location: NE corner of E. Park Blvd. and Dobie Dr.

Acreage: 21.4±

Restrictions:

1. Not more than ten percent of the total number of units shall have three bedrooms.
2. At least 40% of the total number of units shall have not more than one bedroom.
3. No units with more than three bedrooms will be permitted.

PD-8-MF-2 Multifamily-2

4. Provision of adequate recreation space and landscaping to be determined with site plan approval.
5. No lights taller than eight feet shall be located within 150 feet of the east property line.
6. All lights shall reflect away from adjacent single-family property.
7. No developed outdoor recreation areas (tennis courts, swimming pools, etc.) shall be located within 150 feet of the east property line, with the exception of jogging paths.
8. No through driveways shall be located within 150 feet of the east property line unless required for fire protection.
9. No unscreened parking shall face the east property line.
10. No buildings adjacent to the east property line may have front entrances facing east.
11. A three-foot landscaped, irrigated berm shall be required along the east property line.

PD-9-MF-2 Multifamily-2

ZC 96-44/97-4-8 Location: SW corner of Preston Rd. and Parker Rd.

Acreage: 19.6±

Restrictions:

1. Maximum Building Height: Three story (as defined in the Multifamily-3 section of the Zoning Ordinance)
2. A 150-foot building setback from the right-of-way of Ventura Dr./Tulane Dr. for three story buildings.
3. Off-street parking is prohibited between Ventura Dr./Tulane Dr. and the first tier of buildings.

PD-10-MF-2 Multifamily-2

ZC 71-04/71-4-2 Location: South side of Park Blvd., east of K Ave.

Acreage: 8.8±

Restriction:

Maximum Density: 16 units per acre

PD-12-R/O-2 Retail/Office-2

ZC 97-01/97-8-20 Location: SW and SE corners of S.H. 121 and Ohio Dr.

Acreage: 89.3±

Restrictions:

1. Limited assembly and manufacturing uses are allowed by right.
2. Building materials sales shall be a use allowed by right.
3. A 30-foot wide landscape edge, measured from the property line, shall be provided along thoroughfares that are Type C or larger.

PD-12-R/O-2 Retail/Office-2

4. Pole signs are prohibited. Monument signs are allowed provided the sign is eight feet or less in height.
5. Overhead utilities are prohibited.

PD-13-R Retail

ZC 84-65/85-1-22 Location: NE corner of Los Rios Blvd. and E. Park Blvd.

Acreage: 9.2±

Restriction:

Maximum Height: One story or 32 feet, whichever is less

PD-14-PH Patio Home

ZC 96-82/97-3-28 Location: West side of Custer Rd., 900± feet north of McDermott Rd.

Acreage: 16.5±

Restriction:

No common open space shall be required.

PD-15-MF-2 Multifamily-2

ZC 96-82/97-3-28 Location: West side of Custer Rd., 900± feet north of McDermott Rd.

Acreage: 34.0±

Restrictions:

1. Maximum height defined per the Multifamily-3 district standards.
2. Minimum front yard as defined per the Multifamily-3 district standards.
3. A 15-foot rear and side yard setback for all buildings adjacent to the Ridgeview Ranch Golf Course.
4. A 60 foot setback from the southern property line for all buildings.
5. A wrought iron fence or similar fence, which is “open” in appearance, must be constructed along the common property line with the Ridgeview Ranch Golf Course.

PD-17-SF-6 Single-Family-6

ZC 97-18/97-6-21 Location: SW corner of Preston Rd. and Lorimar Dr.

Acreage: 7.3±

Restrictions:

1. Minimum Lot Width: 40 feet for both corner lots and interior lots
2. Front Yard Setback: 15 feet
3. Side Yard Setback: Five feet
4. Side Yard Setback (for a corner lot along Silver Creek Dr.): Five feet

PD-17-SF-6 Single-Family-6

5. Rear and Side Yard Setback (along Lorimar Dr.): Ten feet
6. Maximum Height: Three story (35 feet). Three story structures may only be constructed on Block A, Lots 12-22.
7. Maximum Lot Coverage: 60%, plus ten percent additional coverage permitted for accessory buildings
8. Maximum of two lots shall have a lot depth below the required minimum of 100 feet.
9. The land study shall be adopted by ordinance as part of this planned development.
10. Maximum number of 42 residential lots.
11. Garages must set back 20 feet from right-of-way if garage door faces the street.

PD-18-MF-2 Multifamily-2

ZC 71-04/71-4-2 Location: North of 14th St., east and west of Shiloh Rd.

Acreage: 7.4±

Restriction:

Maximum Density: 16 units per acre

PD-19-MF-2/PH Multifamily-2/Patio Home

ZC 2002-21/2002-7-23 Location: SW corner of Chaparral Rd. and Jupiter Rd.

ZC 97-22/97-6-22 Acreage: 25.8±

Restrictions:

1. If developed as Multifamily-2, the following stipulations shall apply:
   a. No reclamation of the 100 year floodplain.
   b. Thirty-foot wide landscape edge along Chaparral Rd. and Jupiter Rd.
   c. Fifty-foot wide open space area along the southern property line.
   d. Maximum 412 residential units.
   e. Maximum effort shall be made to preserve trees within the 100 year floodplain and the required 50-foot open space area as noted above.
2. If developed as Patio Home standards, the following stipulations apply:
   1. Fifteen-foot landscape edge along Chaparral Rd. and Jupiter Rd.
   2. Maximum 136 single-family residential units.
3. If developed as Single-Family Detached, the base development standards of the respective Single-Family Detached district shall apply.

PD-20-MU Mixed-Use

ZC 2003-47/2003-10-23 Location: NE corner of Preston Rd. and Robinson Rd.

ZC 2002-62/2003-2-28 Acreage: 135.3±

ZC 2002-25/2002-9-20

ZC 2000-02/2000-3-33

ZC 97-01/97-8-20

Restrictions:

The map attached hereto as Exhibit B, as amended by Exhibits C and D is hereby adopted as part of this ordinance.

1. Sub-Area A (Preston Rd. Mixed-Use)
   a. Uses Permitted
      (1) By Right: All those uses permitted in the Retail and Office-2 districts, plus one regional theater.
      (2) By Specific Use Permit: All those uses permitted by specific use permit in the Retail and Office-2 districts, plus multifamily. Residential units are limited to the second floor and above and may not exceed ten percent of total floor area in Sub-Area A.
   b. Minimum Front Yard: 50 feet; however, this distance may be reduced to 30 feet if no parking or drive aisles are located between the building face and the street.
   c. Minimum Side Yard: None, except as required by building or fire codes
   d. Minimum Rear Yard: None, except as required by building or fire codes
   e. Maximum Height: Eight story. Maximum height for parking structures is three levels above grade.
   f. Parking Requirements: As required by Section 3.1100 of the Comprehensive Zoning Ordinance, except multifamily residence, which shall be parked at one space per bedroom.
   g. A minimum of 12.0± acres of land along the White Rock Creek shall be maintained as open space and shall be open to the public at all times.
   h. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance.
   i. Phasing
      (1) A Certificate of Occupancy shall not be issued until the White Rock Creek tributary greenbelt park and lake are completed and available for public access.
      (2) A Certificate of Occupancy shall not be issued for a regional theater or any property abutting the proposed Type “D” thoroughfare between Preston Rd. and Ohio Dr. until the southern half of the street is completed.
2. Sub-Area B (Town Center)
   a. Uses Permitted
      (1) multifamily residences and single-family attached residences
      (2) recreation center (public and private)

PD-20-MU Mixed-Use

(3) post office

(4) private club

(5) all office uses

(6) All uses permitted in the Retail district except the following:

a) dry cleaning plant

b) indoor commercial amusement

c) mortuary/funeral parlor

d) motel/hotel

e) residence hotel

f) small engine repair shop

g) theater

h) tool rental shop

i) veterinarian clinic/kennel

j) automotive parts sales

k) automobile repair, minor/service station

l) car wash

m) building materials and hardware

n) tire dealer

(7) No single occupancy may exceed 7,500 square feet except as permitted by specific use permit.

b. Minimum Nonresidential Floor Area: The ground floor of any building fronting on Town Square, except the south building, shall be a nonresidential use to a minimum depth of 50 feet back from the facade facing Town Square. The south building facing Town Square is exempt from this requirement, and may be developed entirely for residential uses. This building must be developed in town house style.

c. Maximum Residential Density: 35 units per acre

d. Required Front Yard (Town Square): Building facades must be constructed such that 80% of the building face is no less than ten feet and no more than 20 feet from the parking curb line at Town Square.

e. Minimum Interior Side Yard: None, except as required by building or fire codes

f. Required Rear Yard: Building facades must be constructed such that there is 20 feet from the face of enclosed garage doors to the nearest line of a private way, if a tandem parking space is desired; otherwise a ten foot setback for the garage from the aisle is required.

g. Minimum Floor Area per Dwelling Unit: 400 square feet; in addition, no more than ten percent of the units may be less than 550 square feet in size.

h. Maximum Lot Coverage: None

i. Maximum Height: Four story (65 feet)

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j. Minimum Height: Two-and-one-half story for the southern building. Three story for the northern and eastern buildings; however, loft or multilevel space may be included in these buildings.

k. Parking Requirements

(1) Multifamily: One parking space per bedroom. (Tandem parking space permitted in 20 feet behind enclosed garage doors.)

(2) Nonresidential Uses: One space per 300 square feet

(3) Community Facilities: No parking required

(4) Parking is restricted to quasi-public streets, parking garages, or tandem spaces provided for the residential units. Parking lots are prohibited within this sub-area. Additional parking, if necessary, must be provided offsite, as required by Section 3.1100 of the Comprehensive Zoning Ordinance.

l. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance.

m. Phasing: The northern building fronting Town Square must be constructed concurrent or prior to any development above 200,000 square feet in aggregate within the 31.4± acre portion of Sub-Area A lying north of the promenade connecting Preston Rd. to the Town Square or concurrent with or prior to any development within that 31.4± acres for which plan or permit approval is sought after September 9, 2004.

3. Sub-Area C (Multifamily Residential)

a. Uses Permitted: Multifamily residences, retirement housing, and single-family attached

b. Residential Density

(1) Minimum Residential Density: 28 units per acre. Residential units developed in Town Center shall be included in the density. Quasi-public streets, required open space areas and the 30-foot landscape edge required along public streets shall be excluded from the density calculation. A minimum of 15 acres, not to exceed 25 acres, shall be developed at a density of 8-12 units per acre. The minimum site area is five acres for density of 8-12 units per acre.

(2) Maximum Residential Density: 50 units per acre, not to exceed 1,450 units

c. Required Front Yard

(1) Public Street: 30 feet

(2) Quasi-public Street: Building facades must be constructed such that 80% of the building face is no less than ten feet and no more than 20 feet from a quasi-public street or the parking curb line on quasi-public streets.

d. Minimum Side Yard: None, except as required by building and fire codes

e. Required Rear Yard: Building facades must be constructed such that there is 20 feet from the face of enclosed garage doors to the nearest line of a private way, if a tandem parking space is desired; otherwise a ten foot setback for the garage from the aisle is required.

f. Minimum Floor Area per Dwelling Unit: 400 square feet; in addition, no more than ten percent of the units may be less than 550 square feet in size.

g. Maximum Lot Coverage: None

PD-20-MU Mixed-Use

h. Maximum Height: Seven story

i. Minimum Height: Two story for densities at 8-12 units per acre. Three story for higher density development.

j. Minimum Usable Open Space

(1) A minimum of three acres of public open space shall be configured to link Sub-Area C to Sub-Area B (Town Center) and Sub-Area D.

(2) An illuminated, pedestrian pathway shall be constructed and paved to connect the sub areas.

(3) At least one active recreation area shall be created along each pathway containing a minimum contiguous area of 30,000 square feet.

(4) One hundred square feet per unit as defined by Section 1.600 of the Comprehensive Zoning Ordinance. Excluded is the required landscaping and the three acres of required open space referenced in j.1. above. The open space shall have a minimum width of 15 feet.

k. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance.

l. Parking Requirements for Multifamily Residential: One parking space per bedroom. (Tandem parking space permitted in 20 feet behind enclosed garage doors may be counted toward this requirement.)

m. Architectural and signage requirements shall be adopted by ordinance prior to approval of any plans.

n. Phasing: A Certificate of Occupancy shall not be issued for any phase until:

(1) The entire pedestrian greenbelt abutting a particular phase is completed from Town Square to either Sub-Area D or Ohio Dr. and open to the public.

(2) The southern and eastern buildings fronting Town Square have been substantially completed.

4. Sub-Area D

a. Uses Permitted: Same as Sub-Area B, except veterinary clinics are allowed by right and gasoline sales are allowed as an accessory use.

b. Development Options - This property may develop as any one of the following:

(1) Entirely Nonresidential - A minimum of 30,000 square feet of nonresidential uses must be developed. This requirement may be phased, with the first phase containing a minimum of 15,000 square feet of nonresidential development. Each retail building must have storefronts on at least two sides.

(2) Mixed Use - A minimum of 30,000 square feet of nonresidential uses must be developed. This requirement may be phased, with the first phase containing a minimum of 15,000 square feet of nonresidential development. Each retail building must have storefronts on at least two sides. A maximum of 200 residential units may be developed.

(3) Entirely Residential - Residential development shall be constructed in accordance with the regulations contained within this sub-area and the approved preliminary site plan which is attached as a part of this ordinance. A maximum of 120 residential units may be developed.

c. Maximum Residential Density: 80 units per acre

PD-20-MU Mixed-Use

d. Minimum Front Yard (Public Streets): 50 feet. This distance may be reduced to 30 feet if no drive aisles or parking areas are located between the street and the building face.

e. Minimum Setback (Quasi-public Streets): Ten feet from the curb line

f. Minimum Side Yard: None, except as required by building and fire codes

g. Minimum Rear Yard: None, except as required by building and fire codes

h. Minimum Floor Area per Dwelling Unit: Same as Sub-Area B

i. Maximum Lot Coverage: None

j. Maximum Height: Same as Sub-Area B

k. Parking Requirements

(1) Multifamily Residential: One parking space per bedroom

(2) Nonresidential Uses: One space per 250 square feet

l. Landscaping: As required by Section 3.1200, Landscaping Requirements, and Section 4.500, Preston Road Overlay District, of the Comprehensive Zoning Ordinance

m. Architectural and signage requirements shall be adopted by ordinance prior to approval of any plans.

5. Urban Design Standards (Applicable to Sub-Areas A through D)

a. Quasi-public Streets: 22 feet in width. Within Sub-Area A, the width of the quasi-public streets may be increased to 28 feet. Parking is limited to parallel spaces with angle parking allowed only in the Town Center area and Sub-Area A.

(1) Open for the use of the public (not gated).

(2) Parking permitted on both sides of street with no more than four spaces contiguous without a break for street tree and planting island.

(3) Sidewalk six feet in width required on both sides of street.

b. Private Ways: 22 feet in width. Can be gated/secured for private use of residents. Twenty foot required setback from edge of private way to face of enclosed garages, if tandem parking space desired, otherwise a ten foot setback is required.

6. Architecture and Landscape Design - General Requirements

a. Definitions:

(1) Diagonal Greenbelts - Greenbelts located in Sub-Area C connecting to Town Center.

(2) Dormer Windows - Windows projecting from a pitched roof.

(3) Masonry - Stone, clay-fired brick or tile, exterior plasters, or a combination of these materials.

(4) Promenade - An east/west oriented walkway and open space located in Sub-Area A.

(5) Primary Roof - The roof covering enclosed building space.

(6) Pathway - A paved walkway within a usable open space connecting a building to a street or greenbelt.

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(7) Quasi-public Streets - Quasi-public streets are privately owned and maintained drives open to public access. Required quasi-public streets are designated on the zoning exhibit as amended by Exhibits C and D. Additional quasi-public streets proposed by the developer may be designated on subsequent plans approved by the city. A fire lane shall be located within all quasi-public streets. Lots may be platted to quasi-public streets.

(8) Streets - A public street or quasi-public street unless otherwise specified.

(9) Town Center - All of Sub-Area B.

(10) Town Square - The public open space and plaza in Sub-Area B.

(11) White Rock Creek Greenbelt - The open space area and related facilities in Sub-Area A along White Rock Creek.

b. Site Plan Review: The procedures and standards contained in Article 5 of the Comprehensive Zoning Ordinance pertaining to site, landscape, and facade plans shall apply unless otherwise specified within this ordinance. The submittal and approval of plans may be phased in accordance with the planned development conditions.

c. Streetscape

(1) Street Furniture and Fixture Program: A standardized street furniture and fixture program shall be developed for the planned development district. It shall include street lights, metal or masonry trash receptacles, metal benches, bike racks, kiosks, mailboxes, and news racks. Design and specification of these items shall be required prior to issuance of a building permit. Lighting fixtures may be varied in Sub-Area A and Sub-Area D to provide adequate parking lot lighting.

(2) Street Trees: Along quasi-public streets, trees (four inch minimum diameter) shall be required at a rate of one per 50 linear feet per side. Exact spacing and location of street trees shall be determined at the time of site plan approval. Along public streets, landscaping requirements shall be those contained in Section 3.1200 of the Comprehensive Zoning Ordinance or those contained within the Preston Road Overlay District as applicable.

d. Telecommunications Plan: A plan for providing telecommunications service within the district and wireless antenna sites serving the larger area shall be completed by the property owners within one year of the approval of this ordinance.

e. Parking: Except as otherwise provided, parking requirements shall be in accordance with Section 3.1100 of the Comprehensive Zoning Ordinance.

(1) Parking shall be permitted on both sides of quasi-public streets, except where prohibited for vehicular, fire, or pedestrian safety. (See sub-area requirements.)

(2) Tandem parking spaces are permitted in front of a residential garage door provided that the space is assigned to the same unit as is the garage.

(3) Parking lot landscaping shall conform to Section 3.1200 of the Comprehensive Zoning Ordinance.

f. Screening

(1) The rear and service sides of nonresidential buildings oriented toward residential development or greenbelts and open space shall be screened as provided in Section 3.1000 of the Comprehensive Zoning Ordinance.

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(2) Roof-mounted equipment, including telecommunication antennas, shall be screened in accordance with Section 3.1000 of the Comprehensive Zoning Ordinance. Telecommunication antennas are permitted (public and private) but must be screened from view or integrated with the architectural detailing of buildings.

(3) Where permitted, roof-mounted and ground-mounted mechanical units must be screened from public view. Landscaping may be used to provide screening. Ground-mounted mechanical units may not be placed along the front of a building located in Sub-Areas A, B, or D.

(4) Dumpsters shall not be located within 30 feet of a street and shall otherwise be screened from view from streets and greenbelts in accordance with Section 3.1000 of the Comprehensive Zoning Ordinance.

g. Street Naming and Addressing

(1) All quasi-public streets shall be named.

(2) Except in Sub-Area A, all buildings shall have an individual address and may be named (e.g. The Bentley) but not numbered (e.g. Building 1 or B).

(3) These requirements are subject to the regulations of the U.S. Postal Service, Plano Fire Department, and other applicable agencies and jurisdictions.

h. Building Design

(1) Except for a flat roof screened by a parapet, the minimum pitch of the primary roof shall be 6:12 or greater. Roof extensions over doorways, balconies, and porches may be of any pitch.

(2) Roofing materials on sloped roofs shall be limited to masonry, metal, or composition shingles of a minimum weight of 225 lb./square.

(3) Unless specified, the exterior surface of a building may be any material allowed by the building and fire codes.

(4) No residential garage may face or directly access a street. Garage doors shall be of steel construction.

i. Miscellaneous: Outdoor storage of consumer goods shall comply with Subsection 3.902.2. of the Comprehensive Zoning Ordinance.

7. Sub-Area A

a. Building Arrangement

Buildings located along the promenade west of Town Square shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.

For buildings within (including a portion thereof) 200 feet of the White Rock Creek greenbelt, the following regulations shall apply:

a) Buildings must connect to the greenbelt by a direct or shared entrance or walkway.

b) No more than ten percent of the required parking may be provided between the rear or service side of a building and the greenbelt.

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c) Buildings less than 10,000 square feet in size shall be placed adjacent to the greenbelt and may not be separated from the greenbelt by a vehicular driveway, service area, or fire lane. Plazas, patios, and open space may be used to connect buildings to the greenbelt.

d) Freestanding restaurants shall provide an outdoor patio dining area equal to or larger than 20% of the restaurant's gross floor area.

b. Building Design

(1) A minimum of 80% of any exposed exterior wall shall consist of glass or masonry.

(2) Where visible to the public, the rear of buildings and/or service areas shall be of the same material and finish as the rest of the building.

(3) The Planning & Zoning Commission may allow concrete, concrete block, or tile to be used on exterior walls that are not visible from streets with site plan approval. Where permitted, alternative finishes must be consistent in color with the remainder of the building, and may be used for the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.

(4) The following shall apply to buildings intended for retail occupancy (including restaurants):

a) A minimum of 50% of the surface area of the first level of the front facade and 25% of the side facades must be glass windows, doors, or display windows. The surface area shall be calculated by multiplying the length of the facade by 15 feet.

b) Covered walkways must be provided along a minimum of 50% of the length of the front facade and a minimum of 25% of the length of all side facades. This may be done through the use of awnings, arcades, roof overhangs, or similar architectural features.

c) The rear facades of buildings fronting quasi-public streets shall have rear entrances and shall comply with the glass windows, doors, or display windows and covered walkway standards for front facades in 4a and 4b above.

(5) The following shall apply to buildings adjacent to the promenade regardless of use:

a) A minimum of 50% of the surface area of the first level of the facade adjacent to the promenade and 25% of the side facades must be glass windows, doors, or display windows. The surface area shall be calculated by multiplying the length of the facade by 15 feet.

b) Covered walkways must be provided along a minimum of 50% of the length of the facade adjacent to the promenade and a minimum of 25% of the length of all side facades. This may be done through the use of awnings, arcades, roof overhangs, or similar architectural features.

8. Sub-Area B (Town Center)

a. Building Arrangement

(1) The buildings in Town Center shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.

(2) The northern and southern buildings shall be no less than 250 feet in length; the eastern building no less than 150 feet in length.

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b. Building Design

(1) Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.

(2) The rear or service side of buildings shall be of the same material and finish as the rest of the building.

(3) All sloped roofs in Town Center shall utilize the same material, except for roofs over towers or cupolas and accents over doorways, balconies, and porches.

(4) Windows and glass doors shall comprise 60% of the surface area of the ground floor nonresidential building elevations facing Town Square. Windows shall comprise 30% of all other building elevations.

(5) Except for decorative windows, all residential windows shall be operable. All living area and bedroom windows, except for dormer windows, shall be a minimum of 15 square feet in size.

(6) All residential units and nonresidential lease space shall have direct or shared access to a street along Town Square.

(7) All buildings must use three or more of the following architectural features: balconies, window awnings, entry stair and stoop, bay windows, or dormer windows.

(8) The main entrance of each commercial lease space and shared entrances shall be covered or protected in some manner such as an awning, recessed entry, or arcade walkway.

(9) Outdoor patio or sidewalk dining is allowed. An unrestricted sidewalk, a minimum of five feet in width, must be maintained. These areas shall not be included in parking calculations.

c. Streets: Streets shall have a one-way traffic flow in a counter-clockwise direction around Town Center; however, two-way traffic shall be permitted along the west side of Town Center. On-street parking is limited to angled parking.

9. Sub-Area C

a. Building Arrangement

(1) Buildings shall be placed square to streets and diagonal greenbelts illustrated in Exhibit B, as amended by Exhibits C and D. Where a building abuts two or more streets or a greenbelt, the primary quasi-public street shall take priority in determining building orientation.

(2) Buildings shall be arranged in rows, squares, and similar geometric patterns to create corridors and courtyards.

(3) Along streets, buildings shall not be separated by more than 40 feet, unless they are separated by an intersecting street, in which case they may be separated by no more than 75 feet.

b. Building Design

(1) Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.

(2) Flat primary roofs are prohibited in this sub-area.

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(3) All building elevations facing streets, greenbelts, and pathways shall contain windows occupying 30% or more of the elevation.

(4) Except for decorative windows, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum of 15 square feet in size.

(5) All units must have either direct or shared access to either a quasi-public street, greenbelt, or pathway.

(6) All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be substantially screened from view from streets and open space pathways.

(7) All buildings must use three or more of the following architectural features: balconies, window awnings, entry stairs and stoops, bay windows, or dormer windows.

(8) A minimum of three architectural styles shall be developed within Sub-Area C. Each style shall include a set of common elements such as massing and articulation, materials, doors, windows, etc. Any one phase may consist of a single architectural style.

(9) Each building within a specific style group must use architectural detailing, as listed in #8 above, to achieve a unique identify; however, basic building dimensions may remain the same.

(10) A facade plan illustrating the compliance of the prototypical design of each building style with these provisions shall be submitted concurrent with the site plan for each phase.

c. Parking

(1) Parking on quasi-public streets is limited to parallel parking. No more than four parking spaces may be placed in a row without a break (minimum six feet wide).

(2) Parking lots, garages, carports, and parking structures must be screened from streets and greenbelts by buildings, walls, or landscaping, or a combination of the three.

10. Sub-Area D

a. Building Arrangement

(1) The buildings in Sub-Area D shall be arranged in a pattern generally consistent with that illustrated in Exhibit B, as amended by Exhibits C and D.

(2) Building entries and storefronts shall be arranged to access both public streets and the adjacent quasi-public street in Sub-Area C.

b. Building Design

(1) Except for windows, doors, and garage doors, the exterior of all building elevations shall be 80% masonry.

(2) Where visible to the public, the rear of buildings and/or service areas shall be of the same material and finish as the rest of the building.

(3) All sloped roofs in Sub-Area D shall utilize the same material, except for roofs over towers or cupolas and accents over doorways, balconies, and porches.

(4) Windows and glass doors shall comprise 60% of the ground floor building elevations facing Robinson Rd. and Ohio Dr. Windows shall comprise 30% of the remaining elevations.

PD-20-MU Mixed-Use

(5) Except for decorative windows, all residential windows shall be operable. All living area and bedroom windows, except for dormer windows, shall be a minimum of 15 square feet in size.

(6) All buildings must use three or more of the following architectural features: balconies, window awnings, entry stair and stoop, bay windows, or dormer windows.

(7) A special building element such as a tower, cupola, spire, or taller roof form shall be constructed to terminate the diagonal open space axis originating in Town Center. This building element shall extend a minimum of ten feet above the height of the adjacent building(s).

(8) The main entrance of each commercial lease space or shared entrance shall be covered or protected in some manner such as an awning, recessed entry, or arcade walkway.

(9) Outdoor patio or sidewalk dining is allowed. An unrestricted sidewalk, a minimum of five feet in width, must be maintained. These areas shall not be included in parking calculations.

PD-22-MF-2 Multifamily-2

ZC 97-34/97-9-23 Location: SE corner of American Dr. and Amelia Ct.

Acreage: 7.9±

Restrictions:

Tract A

1. Exhibit A is adopted as part of this ordinance.
2. Maximum residential density as specified in the Zoning Ordinance.
3. Minimum Floor Area per Dwelling Unit: 648 square feet minimum for 15 of the 39 one bedroom units
4. Minimum Side Yard: Six feet allowed in one location as specified on Exhibit A
5. Any redevelopment within the planned development district must conform to the MF-2 district requirements.

Tract B

1. Exhibit A is adopted as part of this ordinance.
2. Maximum Residential Density: 18.24 units per acre as shown on Exhibit A
3. Minimum Floor Area per Dwelling Unit: 608 square feet for 12 of the 32 one bedroom units. A minimum of 728 square feet for 16 of the 38 two bedroom units. Minimum unit sizes are specified for each building on the zoning exhibit. The remainder of the units must meet minimum floor areas as specified in the Zoning Ordinance.
4. Minimum Side Yard: Seven feet allowed in one location as specified on Exhibit A
5. Any redevelopment within the planned development district must conform to the MF-2 district requirements. However, if a building or unit is damaged or destroyed, it may be rebuilt to the same size and in the same location as shown on Exhibit A.

PD-23-LC Light Commercial

ZC 2002-67/2003-5-11 Location: West side of K Ave., between Park Blvd. and Parker Rd.

ZC 81-70 Acreage: 13.3±

ZC 80-01/80-4-8

ZC 77-41/77-9-21

Restriction:

Site plan shall be approved on a lot-by-lot basis.

PD-26-LC Light Commercial

ZC 2004-01/2004-3-32 Location: East side of K Ave., 750± feet south of Park Blvd.

ZC 79-32/79-12-8 Acreage: 17.9±

Restrictions:

1. A ten-foot tall solid masonry wall shall be constructed along the alley adjacent to the Armstrong Park Addition. There shall be no openings in the wall which would allow access to the property from said alley.
2. Any building, located wholly or partly within 150 feet of the east property line of the tract, shall not exceed one story in height.
3. Maximum Building Height: Four story
4. Additional use of an independent living facility shall be permitted.

PD-27-R Retail

ZC 74-13/74-7-12 Location: West side of E. Parker Rd. at Morton Vale Rd.

Acreage: 6.7±

Restriction:

Restaurants, cafeterias, private clubs, and those uses listed under Automobile and Related Uses shall be prohibited.

PD-28-SF-A Single-Family Attached

ZC 76-09/76-6-2 Location: NW corner of Park Blvd. and Los Robles Dr.

ZC 75-06/75-4-4 Acreage: 23.2±

Restriction:

None

PD-29-LI-1 Light Industrial-1

ZC 95-52/96-3-11 Location: North side of F.M. 544 (14th St.), 400± feet east of Los Rios Blvd.

ZC 84-79/85-8-28 Acreage: 12.2±

Restrictions:

1. Maximum Floor Area Ratio: 0.4:1
2. Maximum Height: Two story (35 feet)
3. Those uses permitted in the Retail district are prohibited.

PD-30-MF-2 Multifamily-2

ZC 99-13/99-6-28 Location: North side of F.M. 544 (14th St.), 1,150± feet east of Los Rios Blvd.

ZC 95-52/96-3-11 Acreage: 33.1±

ZC 86-41/86-7-9

Restrictions:

1. Preservation of the floodplain (a minimum of nine acres) as open space at the time of site plan and plat approval.
2. A 50-foot building setback from F.M. 544 for two story structures.
3. A 175-foot building setback from F.M. 544 for three story structures.
4. No parking shall be allowed within 50 feet of the F.M. 544 right-of-way line.
5. The 50 foot setback from F.M. 544 shall be incorporated with berms and landscaping.
6. Staff approval of a landscape plan.
7. A golf training facility with driving range, practice tees, and batting cages is a permitted use in the area defined on Exhibit B shall be adopted as part of this ordinance.

PD-31-R Retail

ZC 97-28/97-11-4 Location: West side of Coit Rd., 400± feet north of Parker Rd.

ZC 97-28/97-8-14 Acreage: 10.2±

Restrictions:

1. A 9.5-foot tall brick screening wall along the northern and western property lines of the mini-warehouse site. The back of the buildings may serve as the required screening wall.
2. Eight-foot tall brick screening wall along the western property line south of the mini-warehouse tract.
3. The screening wall material and color shall match between the mini-warehouse tract and the retail tract.
4. The property may be developed in accordance with the Retail zoning district, with the additional use of mini-warehouses.
5. The preliminary site plan, Exhibit B, for the mini-warehouses, shall become part of this planned development district.

PD-31-R Retail

6. Maximum 50% lot coverage for mini-warehouses.
7. Maximum one-story building height for the mini-warehouses with a maximum two-story building height for other uses and the mini-warehouse office/residence building.
8. Mini-warehouse building exteriors shall have a brick finish.
9. The mini-warehouses will be screened with brick screening walls.
10. Monument signs shall be required for the mini-warehouse.
11. Landscaping shall be installed as noted on the preliminary site plan and will be in accordance with city requirements for Retail districts.

PD-33-CC Corridor Commercial

ZC 99-47/99-10-26 Location: West side of S.H. 5, 800± feet north of Legacy Dr.

ZC 97-41/97-11-5 Acreage: 10.0±

Restrictions:

1. The following additional uses shall be permitted within the district:
   a. contract construction (no open storage)
   b. storage or wholesale warehouse
2. The following uses are prohibited within the district:
   a. automobile repair - minor/service station
   b. open storage
   c. automobile repair - major
   d. convenience store
3. A tree preservation plan identifying the trees that are to be preserved for screening purposes shall become part of this ordinance, as attached in the zoning exhibit.
4. The preliminary site plan will be adopted as part of the ordinance, as attached in the zoning exhibit.

PD-34-MF-2 Multifamily-2

ZC 71-04/71-4-2 Location: South side of Park Blvd., east side of Jupiter Rd.

Acreage: 10.8±

Restriction:

Maximum Density: 16 units per acre

PD-35-MF-2 Multifamily-2

ZC 71-04/71-4-2 Location: NW corner of 15th St. and Jupiter Rd.

Acreage: 4.1±

Restriction:

Maximum Density: 16 units per acre

PD-36-R Retail

ZC 97-64/97-12-11 Location: West side of Alma Dr., 300± feet north of Parker Rd.

Acreage: 5.4±

Restrictions:

1. Mini-warehouse/public storage is an allowed use.
2. Maximum lot coverage of 47.5% for mini-warehouse/public storage use.
3. The self-storage buildings shall be constructed with finished front appearance on all sides.
4. The self-storage facilities shall be screened with masonry screening walls as indicated on the preliminary site plan (an eight foot wall on the north, west, and south property lines, with a six foot wall on the east property line).

PD-38-MF-2 Multifamily-2

ZC 97-32/98-1-1 Location: NE corner of McDermott Rd. and Robinson Rd.

ZC 98-06/98-3-34 Acreage: 24.5±

Restriction:

Maximum Number of Units: 350

PD-41-CC Corridor Commercial

ZC 99-47/99-10-26 Location: NE corner of Haggard St. and Central Pkwy. East

ZC 83-09/83-4-18 Acreage: 6.5±

Restrictions:

1. Parking for meeting rooms shall be computed at one space for 160 feet of floor area.
2. A drive-through canopy with structural supports may be located within the 50-foot front yard.

PD-46-MF-2 Multifamily-2

ZC 97-85/98-2-31 Location: Future SE corner of S.H. 121 and Coit Rd.

Acreage: 34.8±

Restrictions:

1. A 30-foot landscape edge, measured from the property line, along Ridgeview Dr. and Coit Rd.
2. No single-family, duplex, or patio home development is allowed.

PD-46-MF-2 Multifamily-2

3. Pole signs are prohibited. Monument signs are allowed provided the sign is eight feet or less in height.
4. Overhead utilities are prohibited.

PD-48-SF-6 Single-Family-6

ZC 98-03/98-3-25 Location: SW corner of Spring Creek Pkwy. and Bay Water Dr.

Acreage: 17.3±

Restrictions:

1. Minimum Lot Width: 40 feet
2. Minimum Front Yard Setback: 15 feet
3. Minimum Side Yard Setback: Five feet
4. Minimum Side Yard of a Corner Lot along Bay Water Dr.: Ten feet
5. Maximum Lot Coverage: 60%, plus ten percent additional coverage permitted for accessory buildings
6. Maximum Number of Residential Lots: 51
7. The land study shall be adopted by ordinance as part of this planned development.

PD-50-SF Single-Family

ZC 89-16/89-8-6 Location: North side of Hedgcoxe Rd., 700± feet east of Independence Pkwy.

Acreage: 18.0±

Restrictions:

1. Minimum Lot Area: 6,000 square feet
2. Minimum Lot Width: 55 feet
3. Minimum Lot Depth: 100 feet
4. Minimum Front Yard: 25 feet
5. Minimum Side Yard: Ten percent of lot width
6. Minimum Side Yard of Corner Lot: 15 feet
7. Minimum Rear Yard: Ten feet
8. Maximum Height: 35 feet
9. All units shall have rear entry, two car garages.

PD-52-SF-7 Single-Family-7

ZC 98-31/98-7-15 Location: NW corner of Plano Pkwy. and Mira Vista Blvd.

Acreage: 23.7±

Restrictions:

1. Maximum Building Height: Three story (48 feet)
2. Underground placement of all utilities along street frontages.
3. Provisions of a 30-foot hike and bike easement along the west property line and Plano Pkwy. and a 15-foot hike and bike easement along Mira Vista Blvd.
4. Existing trees in the 100 year floodplain and in the 30-foot hike and bike easement along the western boundary shall be preserved. Trees removed from these areas shall be mitigated in accordance with the Tree Preservation Ordinance.
5. A 30-foot landscape setback shall be applied on all property lines. This landscape area shall coincide with the hike and bike easements.
6. Landscaping along the western property line shall consist of three-inch caliper shade trees with maximum spacing of 40 feet on center. Additional shrubs and groundcover should be planted to enhance a buffer.
7. Installation of a masonry and wrought iron screening wall along the western property line. The wall shall connect to the existing screening wall at the southwest corner of the property and include a locked gate for landscape maintenance purposes.

PD-54-ED Estate Development

ZC 98-50/98-8-22 Location: West side of Red Wolf Ln., 1,500± feet south of Windhaven Pkwy.

Acreage: 8.1±

Restrictions:

1. Development must comply with the ED district requirements, except as follows:
   a. Minimum Lot Width: 125 feet
   b. Minimum Lot Depth: 125 feet
   c. Minimum Front Yard: 20 feet
   d. Minimum Side Yard: Five feet (ten feet for a corner lot)
2. Minimum Street Right-of-Way Width: 34 feet (43.5 feet for the cul-de-sac bulb)
3. Minimum Pavement Width: 24 feet with no curbs or gutters
4. No sidewalks are required.

PD-55-PH Patio Home

ZC 81-25/81-6-4 Location: SE corner of Los Robles Dr. and Country Club Dr.

Acreage: 5.9±

Restrictions:

1. Minimum Lot Width at Building Line: 35 feet
2. Minimum Lot Width at Front Lot Lines: 30 feet
3. Minimum Floor Area: 1,200 square feet (with project average of 1,400 square feet)
4. Parking requirements shall be two garage spaces plus space for two cars in the driveway per unit.

PD-56-O-1 Office-1

ZC 99-24/99-6-40 Location: NE corner of Coit Rd. and Jomar Dr.

ZC 98-35/98-9-33 Acreage: 6.1±

Restrictions:

1. Retirement housing is an additional allowed use.
2. Maximum building height of three stories (45 feet) allowed for retirement housing uses with office uses restricted to a maximum building height of one story.
3. A wall or fence not more than eight feet in height may be erected in the front yard of retirement housing uses provided such wall is of at least 50% open construction.

PD-59-SF-6 Single-Family-6

ZC 98-71/98-10-5 Location: West side of Independence Pkwy., 800± feet south of future Ridgeview Dr.

Acreage: 47.4±

Restrictions:

1. The right-of-way for courtyard streets may be reduced to 35.5 feet with a minimum pavement width of 24 feet.
2. Courtyards shall have one-half off-street parking space per dwelling unit for visitor parking.
3. The land study shall be adopted as part of the ordinance.

PD-60-O-2 Office-2

ZC 99-47/99-10-26 Location: Intersection of West 15th St. and Alma Dr.

ZC 73-25/73-8-12 Acreage: 46.8±

ZC 73-08/73-2-16

ZC 72-08/72-5-3

Restrictions:

1. Maximum Floor Area Ratio: 4:1

PD-60-O-2 Office-2

2. North of West 15th St., buildings and structures greater than two stories in height shall have a minimum setback from West 15th St. of 200 feet.
3. Dedication of a tract of land 50 feet from the high bank of the west side of Spring Creek extending from the southern boundary of the tract to the northern boundary of the tract to be used as a greenbelt park site by the City of Plano.

PD-61-O-2 Office-2

ZC 98-74/98-12-20 Location: NW corner of Park Blvd. and Preston Rd.

Acreage: 19.1±

Restrictions:

1. Maximum Height: Two story (35 feet) (within 260 feet of Ventura Dr.)
2. Maximum Height: Four story (74 feet) (between 260 feet of Ventura Dr. and Prestwick Dr.)
3. Maximum Floor Area Ratio: 0.4:1, exclusive of parking structures

PD-65-CB-1 Central Business-1

ZC 2003-02/2003-5-28 Location: NE corner of the Dallas North Tollway and Tennyson Pkwy.

ZC 2002-58/2002-12-7 Acreage: 149.7±

ZC 2001-38/2001-10-10

ZC 2000-23/2000-8-14

ZC 99-71/99-12-19

ZC 99-33/99-7-11

ZC 98-87/98-11-26

Restrictions:

<u>General Conditions of the Planned Development District</u>

1. The zoning exhibits shall be adopted as part of the ordinance.
2. Tract A, south of Legacy Dr., must be developed using the standards required by the planned development district. Tract B, north of Legacy Dr., may be developed using either these requirements or the CB-1 regulations contained within the Zoning Ordinance. The initial development for Tract B will determine the standards to be used for the remainder of the property.
3. Telecommunications Plan - A plan for providing telecommunications service within the district and wireless antenna sites serving the larger area shall be submitted within one year of the approval of this ordinance.
4. Street trees shall be provided at a rate of one four-inch caliper tree per 35 feet of street frontage per side. Exact spacing and location of street trees shall be determined at the time of site plan approval.

PD-65-CB-1 Central Business-1

Specific Provisions of the Planned Development

1. Building Design

   a. Buildings fronting on the Retail Blvd. (Road "A" on zoning exhibit) must be designed to accommodate ground floor retail uses. Ground floor activities of nonresidential buildings shall be oriented to the street and shall have access directly from the street. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.

   b. Nonresidential buildings, except for parking garages, shall have a minimum of 40% of the ground floor facade comprised of window area. Facades facing the Dallas North Tollway frontage road and Legacy Dr. within 400 feet from the Dallas North Tollway frontage road are exempt from this requirement and shall have a minimum of 30% of the ground floor facade comprised of window area. No glass having an exterior visible reflectance of more than 30% shall be permitted as an exterior building material.

   c. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into the public right-of-way.

   d. Buildings shall be constructed with 75% of each facade within six feet of the right-of-way for streets and mews, unless restricted by easements. Where easements are present, 75% of each facade must be built to the easement line. Exceptions to these setback requirements are:

      i. Buildings with facades along the Dallas North Tollway frontage road shall have a 300-foot maximum setback.

      ii. Buildings with facades along Legacy Dr., within 400 feet from the Dallas North Tollway frontage road, shall have a 300-foot maximum setback.

      iii. All developments having building facades along Legacy Dr., except for item ii. above, shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Legacy Dr. A public or private mews street may also be installed between Legacy Dr. and the buildings. In this case, 75% of the building facade shall be within six feet of the mews street right-of-way. The initial development along the south side of Legacy Dr., except within the area defined in item 2 above, shall determine which development standard is to be used.

   e. Building facades fronting Headquarters Dr. or Tennyson Pkwy. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Headquarters Dr. or Tennyson Pkwy. If a mews street is used, the building facade shall have 75% of its face with six feet of the mews street right-of-way line.

   f. Building facades fronting Parkwood Blvd. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Parkwood Blvd. A public or private mews street may also be installed between the buildings and the right-of-way of Parkwood Blvd. If a mews street is used, the building facade shall have 75% of its face within six feet of the mews street right-of-way line. The minimum setback shall be six feet from the right-of-way of Parkwood Blvd.

   g. No building facade shall exceed a length of 400 feet without a break in the facade of a minimum depth of five feet for a minimum length of ten feet.

PD-65-CB-1 Central Business-1

2. Residential Development Standards

   a. Standards relating to all residential development

      i. No minimum open space shall be required per residential dwelling unit. However, two park or courtyard areas must be provided within the planned development district, one on each side of Legacy Dr. The park areas shall total five acres in size. These areas may be publicly or privately owned. Parks, courtyards, and streetscape areas shall be shown at the time of concept plan or site plan approval on the concept plan or site plan.

      ii. No off-street loading docks shall be required for buildings containing residential uses. Off-street loading docks for nonresidential uses may not be located adjacent to or across a street or alley from buildings containing residential uses.

   b. Standards relating to multifamily residence development

      i. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104.

      ii. The minimum residential density for multifamily development shall be 40 dwelling units per acre.

   c. Standards relating to single-family residence (attached) development

      i. Each dwelling unit shall be on an individually-platted lot. Lots shall front on a public street or private mews street. Mews streets used for private lot frontage shall be named streets and shall not be gated.

      ii. Minimum Lot Area: 700 square feet

      iii. Maximum Density: 40 dwelling units per acre

      iv. Minimum Lot Width: 20 feet

      v. Minimum Lot Depth: 35 feet

      vi. Front yard setbacks shall apply as follows:

         - Minimum Setback from Mews Street: 12 feet from back of street curb to building
         - Maximum Setback from Mews Street: 18 feet from back of street curb to building
         - Minimum Setback from Public Street: 15 feet from back of street curb to building
         - Maximum Setback from Public Street: 21 feet from back of street curb to building
         - Minimum of 75% of the front facade of the building shall fall within the minimum and maximum setback

      vii. Minimum Side Yard

         - Interior Side Yard: None
         - Exterior Side Yard (Corner Lot): Shall be treated the same as front yards

      viii. Minimum Rear Yard: None

      ix. Maximum Height: Three story (50 feet)

      x. Minimum Floor Area per Dwelling Unit: 800 square feet

      xi. Maximum Lot Coverage: 100%

PD-65-CB-1 Central Business-1

xii. Street trees shall be placed in planting beds or tree grates within six feet of the back of the street curb.

xiii. Sidewalks with a minimum unobstructed width of six feet shall be placed along street frontage. Sidewalks are in addition to and placed adjacent to street tree areas.

xiv. Stoops and landscaped areas adjacent to the building may extend a maximum distance of six feet into the area between the front facade of the building and the back of the street curb.

xv. Maximum Building Length: 200 feet

xvi. Buildings must be separated by a minimum distance of ten feet.

xvii. Maximum Number of Units per Building: Ten

xviii. Rear entry drives are required. The distance from the garage to the travel lane of the alley shall be five or less feet in length or shall be 20 feet or greater in length. The distance from the garage to the travel lane of the mews street shall be in accordance with the attached mews street section.

3. Street, Sidewalk, and Streetscape Regulations

   a. Streets, private streets and drives, streetscape and visibility triangles shall be in accordance with the attached street and drive sections and intersection diagrams.

   b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted. These areas shall not be included in parking calculations.

4. Parking Regulations

   a. On-street parking within 300 feet of a proposed use may be counted toward satisfying the parking requirement for such use. Assignment of on-street parking shall be at the time of approval of the site plan.

      The required parking within the district shall be as follows:

      - Multifamily - One space per bedroom (including efficiencies). Spaces for multifamily uses may be provided in a joint use parking structure and need not be within 100 feet of the units served.
      - Single-Family Attached - Each dwelling unit shall have a rear entry drive with a minimum of two parking spaces per garage. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
      - Live/Work Space - One space per 800 square feet of area on the ground floor.
      - Retail - One space per 500 square feet of floor area.
      - Office - One space per 300 square feet of floor area.
      - Hotel - One space per guest room and one space per 160 square feet of meeting area.
      - All Other Nonresidential Uses - One space per 250 square feet of floor area.

   b. The initial developments in the district will provide parking as required above. Required parking may be shared among the following uses: multifamily, residential, office, retail, restaurant, health club, hotel, and theater, based on time-of-day parking demands for such uses. A parking study detailing parking needs and shared parking arrangements must be submitted at the time of site plan review and approval.

PD-65-CB-1 Central Business-1

c. When a building is under single ownership, a maximum of 50% of the spaces provided in a parking structure may utilize small car parking requirements.

d. Structured parking shall be designed to minimize the ground level view of automobiles below their hood lines. Parking structure facades shall have strong horizontal architectural elements. Pedestrian entrances to parking garages shall be directly accessed by a sidewalk or mews or through an internal building vestibule.

5. Prohibited/Additional Allowed Uses

a. The following uses shall be prohibited:

- electrical substation
- railroad team track
- freight terminal or dock
- service yard for governmental agency
- shops, office, or storage area for public/private utility
- water treatment plant
- automobile parts sales (inside)
- automobile repair garage
- automobile storage
- car wash
- motorcycle sales/service
- tire dealer (no open storage)
- contract construction
- general commercial plant
- transfer storage and baggage terminal

b. The following additional uses shall be permitted:

- artisan's workshop
- bed & breakfast
- single-family residence (attached)

6. Signage Regulations

In addition to signs permitted by the Sign Ordinance, the following additional signs and/or revised sign definitions and standards are permissible:

Freestanding Identification Sign - Freestanding identification signs may be installed at the locations specified on the attached zoning exhibit and shall comply with the Dallas North Tollway Overlay District signage standards.

PD-65-CB-1 Central Business-1

Directional Signs

a. General

- A directional sign is any noncommercial sign, which directs the public to various locations, for instance, but not limited to, the retail, apartments, hotel, or parking areas.
- A directional sign may be a freestanding sign, a wall sign, a projecting sign, or mounted to a vertical support.
- These signs shall not contain advertising and shall be specifically directional in nature.

b. Sign Size - A directional sign mounted to a vertical support shall not exceed 15 square feet and the maximum sign width is three feet wide. The bottom of the sign shall not fall below seven feet from the ground surface.

Banners - General

- Banners may be mounted to a vertical support or attached to a building or parking deck and may cross the street.
- Banners, which are mounted to a vertical support, may be integrated onto street and pedestrian light poles.
- Banners may display artwork or a message that pertains to the district or a special event.

Portals - General

- A portal is an entry feature, which may be freestanding, span across an area, or attached to a building or structure.
- Portals may be located at the locations specified on the attached zoning exhibit.
- Portals which span across the public right-of-way may be erected subject to city approval.

Directory Map

a. General

- A directory map is a noncommercial map listing the occupants within a shopping center, retail district, office district, or commercial site.
- A directory map may be freestanding, mounted to a wall, mounted to a vertical support, or anchored within the public right-of-way.
- A directory map is used to provide wayfinding information for pedestrians.

b. Sign Size - A directory map, mounted to a vertical support, shall not exceed eight square feet.

Architectural Roof Signs

a. General

- An architectural roof sign is a sign on top of a roof structure which may extend above the highest point of a roofline.
- Architectural roof signs are prohibited on building facades facing the Dallas North Tollway, Headquarters Dr., Parkwood Blvd., Tennyson Pkwy., and Legacy Dr.

PD-65-CB-1 Central Business-1

b. Sign Size

- Architectural roof signs shall not exceed an overall height of nine feet and shall not exceed a maximum square footage of 150 square feet.

Sloping Roof Signs

a. General

- A sloping roof sign sits at the base of a sloping roof structure/awning element and does not extend above the roofline of the structure or element.
- Sloping roof signs are limited to the retail portion of Legacy Town Center.

b. Sign Size - Sloping roof sign height shall not exceed one third of the height of the sloping roof seen in true elevation. (See attached zoning exhibit for sloping roof sign detail.)

A-frame Signs

a. General

- An a-frame sign is a self-supporting A-shaped sign with two visible sides that is located on or adjacent to a sidewalk.
- The sign shall be sufficiently weighted or anchored.
- A-frame signs may be located within the public right-of-way.

b. Sign Size - The maximum square footage is eight square feet per sign face and the maximum sign height is four feet high.

Projecting Signs

a. General

- Projecting signs must keep a minimum clearance of eight feet above the sidewalk.
- Projecting signs may be located within the public right-of-way.

b. Sign Size

- The horizontal portion of any projecting sign shall not be more than six feet six inches in length measured from the building face.
- The projecting sign shall not exceed 60 square feet.

Murals - General

- Murals are noncommercial pictures, not advertising a product or service, which is sold on the premises, painted on or attached to the exterior walls. The subject matter of a mural is expressed by means easily understood by a general audience.
- Murals shall be reviewed and approved at the discretion of the Building Official for compliance with the definition of a mural and for appropriate size and placement.

PD-66-SF-A Single-Family Attached

ZC 98-85/98-11-41 Location: West side of Alma Dr., 500± feet north of Legacy Dr.

Acreage: 12.4±

Restrictions:

1. Maximum Number of Units: 100
2. The preliminary site plan is adopted as part of this ordinance.

PD-67-MF-2 Multifamily-2

ZC 87-31/87-7-16 Location: NE corner of Alma Dr. and Park Blvd.

ZC 73-21/73-7-4 Acreage: 37.5±

Restrictions:

1. A minimum of ten percent landscaping is required.
2. Maximum Density: 16 units per acre

PD-68-R Retail

ZC 98-74/98-12-20 Location: NW corner of Park Blvd. and Preston Rd.

Acreage: 21.1±

Restrictions:

1. Maximum Building Height: Two story (50 feet) for retail development
2. Maximum Building Height: Four story (74 feet) for office development
3. Maximum Floor Area Ratio: 0.6:1 (for office development)

PD-69-R Retail

ZC 73-21/73-7-4 Location: Intersection of Parker Rd. and Alma Dr.

ZC 72-04/72-3-7 Acreage: 49.2±

ZC 72-11/72-8-13

Restrictions:

Southeast corner:

1. Maximum Lot Coverage: 25%
2. A minimum of ten percent landscaping is required.
3. A screening fence with no openings shall be maintained adjacent to Lexington Dr.

Other corners: None

PD-70-O-1 Office-1

ZC 86-81/86-11-11 Location: SE corner of Cambridge Dr. and Alma Dr.

Acreage: 1.2±

Restrictions:

1. No drive-through facilities.
2. Buildings shall be limited to one story and 9,450 square feet.

PD-74-SF-7/2F Single-Family-7/Two-Family

ZC 80-26/80-7-7 Location: East side of Thunderbird Ln., north of Parker Rd.

Acreage: 35.5±

Restrictions:

1. A minimum of 40% of the lots shall be developed in accordance with the SF-7 zoning district regulations.
2. A maximum of 60% of the lots may be developed in accordance with the 2F zoning district regulations.

PD-75-R/O-2 Retail/Office-2

ZC 99-26/99-6-42 Location: East side of K Ave., 425± feet north of Pecan Ln.

ZC 98-56/98-11-22 Acreage: 29.9±

Restrictions:

1. The following additional uses shall be permitted within the district:
   - limited assembly and manufacturing
   - contract construction with no open storage
   - office - showroom/warehouse (defined as a minimum of 30% office, maximum of 70% warehouse)
   - cabinet/upholstery shop
   - motorcycle sales/service (Personal watercraft and personal off-road vehicles are included. All repair/service facilities shall be enclosed within a building.)
   - storage or repair of furniture/appliances (indoor)
   - automobile leasing/renting (by specific use permit)
2. The following uses are prohibited within the district:
   - automobile repair - minor/service station
   - open storage (unless attached to rear of main building sheltered with a roof and enclosed by a solid fence, wall, or living screen)
3. Maximum Height: Four story

PD-78-MF-2 Multifamily-2

ZC 73-37/74-2-2 Location: North side of Spring Creek Pkwy. at Roundrock Tr.

Acreage: 62.6±

Restriction:

Maximum Density: 16 units per acre

PD-79-R Retail

ZC 93-16/93-9-22 Location: Intersection of Custer Rd. and 15th St.

ZC 84-50/84-11-8 Acreage: 51.5±

ZC 80-06A

ZC 72-04/72-3-8

Restrictions:

NE corner of Custer Rd. and 15th St. only

1. Mini-warehouses are an additional allowed use on this property.
2. Maximum 35% lot coverage on the mini-warehouse site.
3. Maximum one-story building height on the mini-warehouse site.
4. The mini-warehouse buildings shall have a brick or brick veneer exterior finish and a hipped or gabled composition roof.
5. The zoning exhibit (Exhibit A) is adopted as part of the planned development ordinance.
6. Landscaping shall be installed as noted on the zoning exhibit.

PD-80-MF-3 Multifamily-3

ZC 80-06A Location: NW corner of Rio Grande Dr. and West 15th St.

Acreage: 20.9±

Restriction:

Maximum Number of Units: 428

PD-82-O-1 Office-1

ZC 2001-33/2002-2-35 Location: North side of 14th St., 490± feet east of Los Rios Blvd.

ZC 99-13/99-6-28 Acreage: 34.9±

Restrictions:

1. No parking shall be allowed within 50 feet of the 14th St. (F.M. 544) right-of-way line.
2. The 50 foot setback from 14th St. (F.M. 544) shall be incorporated with berms and landscaping.
3. Staff approval of a landscape plan.

PD-82-O-1 Office-1

4. A golf training facility with a Par 3 golf course, driving range,d practice tee, and soccer fields are permitted uses in the area defined on the zoning exhibit and shall be adopted as part of this ordinance.
5. The maximum height for net screening between driving range and soccer fields shall not exceed 60 feet.
6. Breakaway gate and/or Knox lock shall be required on the entrance of the sidewalk/emergency access walk.

PD-83-MF-2 Multifamily-2

ZC 80-06B/80-7-26 Location: SW corner of Park Blvd. and Custer Rd.

ZC 71-15/71-9-5 Acreage: 12.2±

Restrictions:

1. Maximum Height: Two story
2. Maximum Density: 160 units or 18 units per developable acre, whichever is less

PD-85-R/O-2 Retail/Office-2

ZC 2003-60/2004-1-12 Location: NE corner of Park Blvd. and Marsh Ln.

ZC 2000-05/2000-3-16 Acreage: 139.9±

ZC 99-58/99-11-20

Restrictions:

1. Retirement housing is an allowed use by right, except in the area east of a line running north/south and through the center of the intersection of Vista Point Dr. and Plano Pkwy. and within 350 feet of the southern right-of-way line of Plano Pkwy. Retirement housing shall be developed using the retirement housing district standards in the Zoning Ordinance.
2. Uses allowed in the Retail district by right or by specific use permit are restricted to the eastern portion of the planned development district, east of a line running north/south and through the center of the intersection of La Costa Dr. and Plano Pkwy.
3. Within 350 feet of the southern right-of-way line of Plano Pkwy., building heights are limited to two stories. Churches and church related structures in the remainder of the planned development district may be constructed to a maximum height of four stories; however, retirement housing is restricted to three stories.

PD-87-O-1 Office-1

ZC 80-04/80-3-17 Location: Intersection of Parker Rd. and Townbluff Dr.

Acreage: 3.9±

Restrictions:

1. No access allowed to Townbluff Dr.
2. Provision of a three-foot high landscape berm adjacent to the residential lots on Townbluff Dr.

PD-88-O-1 Office-1

ZC 80-10/80-11-7 Location: South side of West Park Blvd. at Daybreak Tr.

Acreage: 1.4±

Restrictions:

1. The additional use of a veterinary clinic with no outside pens is permitted.
2. Maximum Height: One story

PD-89-SF-A Single-Family Attached

ZC 98-38/2000-2-21 Location: SW corner of Parker Rd. and Marsh Ln.

Acreage: 13.2±

Restriction:

All single-family attached residential units to be platted on individual lots.

PD-90-R Retail

ZC 80-60/81-2-13 Location: Intersection of Parker Rd. and Custer Rd.

ZC 80-36/80-9-30 Acreage: 67.6±

ZC 73-06/73-2-19

ZC 72-04/72-3-7

ZC 71-26/71-12-6

Restrictions:

Southeast corner:

1. The development density of this tract shall be calculated on the basis of 16.85 acres.
2. A screening wall shall be constructed along the west side of the drainage easement in such a manner as to allow the existing tree line to remain.

Other corners: None

PD-91-MF-2 Multifamily-2

ZC 71-26/71-12-6 Location: NE of the intersection of Parker Rd. and Custer Rd.

Acreage: 15.5±

Restriction:

Maximum Density: 16 units per acre

PD-92-O-2 Office-2

ZC 80-72/81-1-15 Location: North side of Parker Rd., east of Independence Pkwy.

ZC 79-16/79-8-5 Acreage: 6.3±

Restriction:

The additional use of a post office is permitted, with customer parking calculated at one space for each 600 square feet of gross floor space, and with parking area lighting screened from the adjacent residential zoning.

PD-93-MF-3 Multifamily-3

ZC 98-38/2000-2-21 Location: South side of Parker Rd., 620± feet west of Marsh Ln.

Acreage: 33.4±

Restriction:

Maximum Number of Units: 608

PD-94-R Retail

ZC 71-28/71-12-8 Location: NE corner of Greenway Dr. and 15th St.

Acreage: 1.7±

Restriction:

Restaurants, cafeterias, private clubs, and automobile and related uses are prohibited.

PD-95-SF-20 Single-Family-20

ZC 99-78/2000-5-13 Location: East side of K Ave., 1,400± feet north of Spring Creek Pkwy.

Acreage: 94.0±

Restrictions:

1. Up to two larger animals, specifically cattle, horses, sheep, and goats can be maintained per acre of lot area.
2. Swine and fowl are expressly prohibited. Other types of animals which introduce an unusual disturbance to the community or adjoining property owners shall not be maintained.
3. No large animals other than horses shall be kept for breeding purposes.

PD-97-MF-2 Multifamily-2

ZC 74-15/74-8-8 Location: NW corner of Blue Ridge Tr. and Spring Creek Pkwy.

Acreage: 18.9±

Restriction:

Maximum Density: 16 units per acre

PD-98-SF-A Single-Family Attached

ZC 98-80/2000-8-36 Location: NE corner of proposed Ridgeview Dr. and proposed Independence Pkwy.

Acreage: 20.0±

Restrictions:

1. The preliminary site plan is hereby adopted as part of this ordinance.
2. Maximum Number of Units: 143
3. Provision of a street stub to the western property line to allow for future extension to the west.

PD-99-R Retail

ZC 99-89/2000-6-27 Location: SE corner of Legacy Dr. and Alma Dr.

Acreage: 5.0±

Restrictions:

1. The preliminary site plan as Exhibit B is hereby adopted as part of this ordinance.
2. The property may be developed in accordance with the Retail zoning district with the additional permitted use of mini-warehouse/public storage.
3. A zero rear yard setback is allowed for the mini-warehouse/public storage use. The rear of the building shall also serve as a screening wall adjacent to the east property line/park property.

PD-100-MF-2 Multifamily-2

ZC 74-15/74-8-8 Location: West side of Alma Dr., north of Spring Creek Pkwy.

Acreage: 21.5±

Restriction:

Maximum Density: 16 units per acre

PD-101-R/O-2 Retail/Office-2

ZC 2000-40/2000-8-40 Location: NW corner of West Spring Creek Pkwy. and Ohio Dr.

Acreage: 53.4±

Restrictions:

1. Retail uses shall not exceed 50,000 square feet of gross building area.
2. The maximum size of any single building for retail uses shall not exceed 15,000 square feet of gross building area.
3. Retirement housing, household care institution, and long-term care facility uses are additional allowed uses for the portion of the property south of the natural floodplain and watercourse.

PD-101-R/O-2 Retail/Office-2

4. Provision of a hike and bike trail easement along the northern property line. Adjacent to the Single-Family-6 property, the hike and bike trail easement shall be the full width of the TP&L easement within this property. Adjacent to the Multifamily-3 property, the hike and bike trail easement shall be 30 feet in width and shall be in the northernmost portion of the TP&L easement within this property.

PD-102-SF-A Single-Family Attached

ZC 2000-55/2000-8-20 Location: SE corner of proposed McDermott Rd. and Robinson Rd.

Acreage: 29.9±

Restrictions:

1. Minimum Front Yard: 22 feet
2. Minimum Lot Frontage: 15 feet for cul-de-sac and "eyebrow" lots

PD-104-RC Regional Commercial

ZC 2000-15/2000-10-12 Location: South side of S.H. 121, 500± feet west of Katherine Ln.

Acreage: 22.0±

Restriction:

The tract shall be developed in accordance with all Regional Commercial district standards, except the building height/setback regulations, in which case the adjacent golf course shall be considered a nonresidential district for the purposes of calculating the building height/setback for the property zoned under this planned development.

PD-105-R/O-2 Retail/Office-2

ZC 98-98/98-12-29 Location: Intersection of Independence Pkwy. and Spring Creek Pkwy.

ZC 85-42/86-2-15 Acreage: 39.3±

ZC 80-74/81-2-4

ZC 75-02/75-2-3

ZC 73-37/74-2-1

Restrictions:

1. A maximum of 22.4 net acres may be utilized for retail development.
2. Maximum Floor Area Ratio: 0.5:1
3. For Office-2 tracts, maximum height limit of three stories; for Retail tracts, maximum height limit of two stories.
4. The property may be developed in accordance with the Retail and Office-2 districts, with the additional use of mini-warehouses.
5. The mini-warehouses shall be allowed on a maximum of 3.8 acres north of Spring Creek Pkwy. and west of Independence Pkwy. where shown on the preliminary site plan.

PD-105-R/O-2 Retail/Office-2

6. The preliminary site plan for the mini-warehouses shall be adopted as Exhibit B and made a part of this ordinance.
7. Maximum 50% lot coverage for mini-warehouses.
8. Maximum one-story building height for mini-warehouses; maximum two-story building height for the mini-warehouse office/residence building.
9. Mini-warehouse building exteriors shall have a brick veneer or textured split-faced block exterior finish.
10. The mini-warehouses will be screened with masonry screening walls to match the buildings.
11. Monument signs shall be required for the mini-warehouses.
12. Landscaping shall be installed as noted on the preliminary site plan and shall be in accordance with city requirements for Retail districts.

PD-106-RC Regional Commercial

ZC 2000-15/2000-10-12 Location: SW corner of Katherine Ln. and S.H. 121

Acreage: 14.6±

Restrictions:

1. The tract shall be developed in accordance with all Regional Commercial district standards, except the building height/setback regulations, in which case the adjacent golf course shall be considered a nonresidential district for the purposes of calculating the building height/setback for the property zoned under this planned development.
2. Mini-warehouse/public storage and truck leasing are additional allowed uses.
3. For the mini-warehouse/public storage use, all storage shall occur within an enclosed building with the elevators and equipment necessary to transport items for storage to internal storage units. There shall be no outside storage and individual storage units will not have outside access.
4. Maximum Floor Area Ratio of 0.7:1 for office development and for mini-warehouse/public storage uses.
5. Maximum lot coverage of 40% for mini-warehouse/public storage uses.
6. The exterior walls of the mini-warehouse/public storage facility shall be constructed of 100% brick and glass.
7. The entire perimeter of the 14.6± acre lot shown on the zoning exhibit shall be landscaped with the construction of phase one of the development.

PD-108-SF-A/MF-3 Single-Family Attached/Multifamily-3

ZC 2000-82/2000-11-35 Location: SW corner of Parker Rd. and Marsh Ln.

Acreage: 46.6±

Restrictions:

1. Tract 1 may be developed as MF-3 uses. If developed as MF-3 uses, the maximum number of dwellings shall not exceed 608 on the entire tract, and the maximum density shall be 19.2 dwelling units per net acre of land.
2. Tract 2 shall be developed with uses allowed by right or by specific use permit in the SF-A zoning district.
3. SF-A uses shall be subject to:
   a. Minimum Lot Frontage (measured at right-of-way): 15 feet for cul-de-sac and eyebrow lots
   b. Minimum Front Yard Setback: 22 feet or 20 feet for cul-de-sac and eyebrow lots
   c. Maximum Lot Coverage:
      - Single Story Units - 60% total for primary and accessory buildings
      - Two Story Units - 50% plus ten percent additional for accessory buildings
   d. Minimum Open Space: 15%
   e. All Single-Family Attached residential units shall be platted on individual lots.

PD-109-R/O-2 Retail/Office-2

ZC 2000-88/2001-1-20 Location: SW corner of Alma Rd. and Park Blvd.

Acreage: 14.8±

Restriction:

Concept plan being adopted as part of this ordinance.

PD-111-MF-2 Multifamily-2

ZC 78-01/78-3-14 Location: West side of Independence Pkwy, north of Spring Creek Pkwy.

Acreage: 12.2±

Restrictions:

Dedication of the TP&L easement to the city.

Maximum Density: 16 units per acre

PD-112-R Retail

ZC 2000-18/2001-4-26 Location: NE and SE corners of Plano Pkwy. and Midway Rd.

Acreage: 72.3±

Restrictions:

1. Adding the following uses by specific use permit to the PD-112-R district as follows:
   a. mini-warehouse/public storage
   b. limited assembly and manufacturing
   c. new car dealer and used car dealer
   d. office - showroom/warehouse
2. Establishing a building height of ten stories (175 feet):
   a. Structured parking garages limited to three stories at or above grade.
   b. Residential setback slope of three times the height up to a maximum of eight stories or 140 feet, whichever is more restrictive for a minimum distance of 1,000 feet. Beyond 1,000 feet, the setback shall be increased at one time the height above eight stories or 140 feet, whichever is more restrictive, up to ten stories or 175 feet in height, whichever is more restrictive.
3. Establishing the following floor area ratio (FAR) and lot coverage standards:
   a. Lot Coverage: 50%, 70% if structured parking facilities are included in the calculation
   b. Floor Area Ratio: 1:1

PD-113-R Retail

ZC 96-74/97-2-29 Location: SW corner of Hedgcoxe Rd. and Alma Dr.

ZC 78-62/79-2-21 Acreage: 13.7±

Restriction:

Maximum Height: One story

PD-115-R/O-2 Retail/Office-2

ZC 94-124/94-12-1 Location: Intersection of Independence Pkwy. and Legacy Dr.

ZC 92-71/92-11-14 Acreage: 14.2±

ZC 73-37/74-2-2

Restriction:

A maximum of 15.5 acres may be utilized for retail development.

PD-116-SF-A Single-Family Attached

ZC 2001-13/2001-7-24 Location: North of Ridgeview Dr., 700± feet west of Independence Pkwy.

Acreage: 35.5±

Restrictions:

1. Minimum Lot Frontage (measured at right-of-way): 15 feet for cul-de-sac and eyebrow lots
2. Minimum Front Yard Setback: 22 feet, or 20 feet for cul-de-sac and eyebrow lots
3. Maximum Lot Coverage (total for primary and accessory structures): 50% for two-story dwelling lots; 60% for one-story dwelling lots

PD-117-MF-2 Multifamily-2

ZC 83-35/83-6-25 Location: Intersection of Custer Rd. and Legacy Dr.

ZC 74-25/75-3-6 Acreage: 42.3±

Restriction:

Maximum Density: 16 units per acre

PD-119-MF-2 Multifamily-2

ZC 71-04/71-4-2 Location: NE corner of Townbluff Dr. and Independence Pkwy.

Acreage: 12.0±

Restriction:

Maximum Density: 16 units per acre

PD-120-MF-2/SF-A Multifamily-2/Single-Family Attached

ZC 81-16/81-7-3 Location: NW corner of Independence Pkwy. and Park Blvd.

ZC 71-24/71-12-5 Acreage: 18.7±

Restrictions:

1. The property north of Devonshire Dr. shall be restricted to SF-A development, not less than 50% of which SF-A dwelling units shall have front entry garages or carports.
2. Property developed as MF-2 shall have a maximum density of 16 units per acre.

PD-121-MF-2 Multifamily-2

ZC 71-04/71-4-2 Location: South side of Park Blvd., west of Independence Pkwy.

Acreage: 27.7±

Restriction:

Maximum Density: 540 dwelling units

PD-122-MF-2 Multifamily-2

ZC 72-19/72-10-12 Location: SW corner of Park Blvd. and Independence Pkwy.

Acreage: 20.9±

Restriction:

Maximum Density: 16 units per acre

PD-123-CC Corridor Commercial

ZC 2001-54/2002-2-37 Location: SW corner of 14th St. and G Ave.

Acreage: 1.5±

Restrictions:

1. Independent living facility (retirement housing) as an additional allowed use.
2. Minimum Front Yard Building Setback: 25 feet
3. Minimum setback from residential zoning district boundary line is 140 feet, and minimum setback from residential development is 65 feet.

PD-124-O-1 Office-1

ZC 93-106/94-3-17 Location: South and west of the intersection of Dorchester Dr. and Regal Rd.

ZC 77-34/77-9-7 Acreage: 7.1±

Restrictions:

1. Maximum Height: One story
2. All buildings shall be finished on all sides.
3. Construction of a brick design screening wall along the property lines adjacent to residential zoning districts, prior to any office construction.
4. Directing all exterior lighting away from adjacent residential districts.
5. The only uses permitted shall be for bank, savings and loan, credit union, professional and general administrative offices, and scientific and research laboratories, except that the additional use of a church shall be permitted only on Lot 2, Block C of the Royal Center Addition.

PD-125-R/O-2 Retail/Office-2

ZC 89-22/89-9-25 Location: SE corner of West 15th St. and Independence Pkwy.

ZC 83-18/83-10-13 Acreage: 17.6±

ZC 80-74/81-2-4

Restrictions:

1. Retail uses are restricted to within 220± feet east of Independence Pkwy.
2. The Specific Use Permit for the Hospital is for Lot 2 as designated on the zoning exhibit.
3. A three-story height limit on the property, within 580± feet west of Mill Valley Dr., with a two-story height limit on the remainder of the property.

PD-125-R/O-2 Retail/Office-2

4. Maximum Floor Area Ratio of 0.5:1 on any lot, with a maximum square footage of 237,000 square feet within the planned development.
5. A minimum of a 20-foot landscape edge along Clear Springs Dr. will be constructed with the first phase of the development. This landscape area will include four-inch caliper trees placed 25 feet on centers and a six-foot landscape berm.
6. A parapet wall will be constructed on all buildings to a maximum height of ten feet, sufficient to screen mechanical units located on the roof deck.
7. All trash containers shall be screened from public view.
8. All four sides of the buildings will be finished construction in a unified architectural concept.
9. All the landscape areas shall be mechanically irrigated and maintained by a landscape concept.
10. No access drive from the site onto Clear Springs Dr. will be constructed.
11. No drive-in restaurants will be allowed on the site.
12. Right-of-way for a future ten-foot utility easement along Clear Springs Dr. will be dedicated. This easement will become a portion of the landscape area. No trees shall be planted in the easement. The landscape area shall be planted with groundcover and be irrigated and maintained by the property owner.
13. The maximum height of the roof deck on any building will not exceed 45 feet from finished grade elevation and shall not exceed a maximum elevation of 746.5 feet above sea level.
14. All power and telephone service to the tract will be underground.
15. Parking lot lights will be designed and located to minimize light over-spill in the residential areas.
16. Drug and alcohol rehabilitation and psychiatric care are prohibited.

PD-126-O-1 Office-1

ZC 79-25/80-1-19 Location: SE corner of Linda Ln. and West 15th St.

Acreage: 7.7±

Restriction:

Provision of a landscape berm along Linda Ln.

PD-127-PH Patio Home

ZC 85-82/85-12-23 Location: NE of the intersection of Jomar Dr. and Linda Ln.

ZC 80-75/81-3-9 Acreage: 8.9±

Restrictions:

1. A minimum of six percent of the area shall be utilized as open space, excluding streets, parking areas and individual-platted lots without open space easements.
2. Minimum Lot Width: 30 feet
3. Minimum Frontage: 20 feet
4. Minimum Front Yard: Ten feet

PD-127-PH Patio Home

5. Garages on lots adjacent to existing alleys shall be fully enclosed with a garage door.
6. Minimum Floor Area per Dwelling Unit: 1,000 square foot minimum, 1,150 square foot average, excluding garage or carport
7. Maximum Density: 56 dwelling units
8. Maximum height of buildings shall not exceed the height of any building for which a building permit was issued prior to November 25, 1985.
9. Crepe Myrtle trees shall be planted adjacent to Linda Ln.

PD-128-LI-1 Light Industrial-1

ZC 98-105/99-2-17 Location: SE Corner of Coit Rd. and Jomar Dr.

ZC 85-41/85-8-25 Acreage: 58.8±

ZC 80-12/80-4-27

Restrictions:

1. Approval of a comprehensive site plan for the entire tract at one time is not required.
2. Maximum height of all structures and buildings shall not exceed 45 feet in the northern 42.9 acres.
3. In the southern 18.5 acres, no structure within 500 feet of a residential district shall exceed 35 feet in height, and structures more than 500 feet from a residential district may be constructed to a maximum height of 20 stories.
4. All structures over 25 feet in height shall be located not less than 150 feet from the east property line.
5. A landscape plan shall be submitted for approval with each site plan submitted.
6. A landscape berm with trees, the berm being not less than six feet in height, shall be located adjacent to the east property line, connecting with the berm on the west side of Woodburn Corners Dr. The berm may have openings for bicycle and pedestrian passage only. The berm shall be constructed prior to issuance of a Certificate of Occupancy for any building in the development.
7. Loading docks facing east or north shall be temporarily screened with either a six foot berm, a six-foot masonry wall or a six-foot wooden fence until a permanent building surrounds the docks.
8. No parking structures shall exceed 40 feet above grade.

PD-129-O-2 Office-2

ZC 88-15/89-7-8 Location: Intersection of Coit Rd. and West 15th St.

ZC 88-40/88-12-18 Acreage: 50.1±

ZC 82-08/82-4-14

Restrictions:

1. Uses shall be limited to hospital and medical and professional offices.
2. A berm is required adjacent to Woodburn Corners Dr. with a minimum height of six feet, plus landscaping to provide screening for residential uses to the east.

PD-129-O-2 Office-2

3. A helistop may be constructed in conjunction with a hospital; the helistop will be restricted to transportation of patients, emergency equipment, and supplies and shall be subject to the provisions of Subsection 3.106.
4. Maximum Lot Coverage: 30%

PD-130-O-2 Office-2

ZC 91-49/91-12-7 Location: NW corner of Coit Rd. and 15th St.

ZC 88-15/89-7-8 Acreage: 17.3±

ZC 82-08/82-4-14

ZC 73-24/73-9-13

Restriction:

Maximum Building Height: Four story

PD-131-LI-1 Light Industrial-1

ZC 2002-05/2002-4-10 Location: SE corner of Ohio Dr. and Tradition Tr.

Acreage: 20.7±

Restriction:

Thirty-foot wide landscape buffer adjacent to the existing curb of Ohio Dr.

PD-132-O-1 Office-1

ZC 2001-20/2001-9-18 Location: SE corner of Medical Dr. and West 15th St.

ZC 98-35/98-9-33 Acreage: 11.1±

ZC 83-27/83-6-10

ZC 81-27/81-6-2

ZC 79-09/79-8-3

Restrictions:

1. An earthen berm of a minimum of six feet in height, plus landscaping, shall be placed adjacent to Woodburn Corners Dr. to screen adjacent residentially zoned property. Landscaping on the berm shall include minimum three-inch caliper trees placed 30 feet on center.
2. Uses within the planned development district are limited to medical/professional offices and day care centers.
3. Maximum Building Height: One story
4. Any structure used for a day care center must be set back a minimum of 70 feet from the property line along Woodburn Corners Dr.

PD-133-O-2 Office-2

ZC 85-09/85-12-26 Location: SE corner of 15th St. and M Ave.

Acreage: 3.8±

Restriction:

Maximum Height: Three story (43 feet)

PD-134-O-2 Office-2

ZC 87-91/88-6-13 Location: SE corner of Coit Rd. and American Dr.

ZC 87-69 Acreage: 6.7±

ZC 83-96/84-4-5

ZC 80-34/80-7-31

Restrictions:

1. A preamble shall be added to the planned development format indicating that the intent of the zoning is to permit the long-range expansion of the facilities of the existing bank operation, said preamble to read as follows:

   "The evidence presented by the applicant during the proceedings that resulted in the rezoning of this property, clearly established that the approved zoning and the attached stipulations would sufficiently permit the ultimate expansion projections for the banking operation currently located on the property. The applicant noted in its presentations that interim uses for other than banking-related operations may take place but will ultimately be converted to banking or related uses. In granting the zoning, City Council foresaw no likelihood of a need for further rezoning of the property to accomplish long-range objectives of the bank. The zoning application was opposed by eight homeowners groups resulting in a series of meetings between the applicant, homeowners groups, and a member of City Council. Five of the eight homeowners groups withdrew their opposition and supported the revised request based on representations made by the applicant that the subject property would be developed in accordance with this revised zoning request, which representations were embodied in part in a letter of intent from the chairman of the board of the bank and the stipulations contained herein."
2. Maximum Building Height: Two story
3. No building shall be designed to accommodate structures in excess of four stories.
4. All mechanical units on the roofs of buildings shall be screened with parapet walls.
5. A minimum of 20% of the total land area shall have a landscape permeable surface.
6. No structured parking shall be permitted.
7. Maximum Floor Area Ratio: 0.42:1
8. Maximum Lot Coverage: 30%
9. Medical offices and clinics shall be allowed in the planned development.
10. Provision of a letter of intent from Mr. Jerry Stiles, zoning representative of American National Bank of Plano, stating his intent to begin construction of the four story building within 24 months of the adoption of the ordinance enacting this rezoning.

PD-136-PH Patio Home

ZC 81-52/82-6-10 Location: Southeast corner of Park Blvd. and Amelia Ct.

Acreage: 17.5±

Restrictions:

1. Minimum Front Yard: None required, except along streets in excess of 600 feet in length or which connect two or more public or private streets, for which a 20 foot setback is required
2. Parking: A two car garage shall be provided for each dwelling unit

PD-137-O-2 Office-2

ZC 81-52/82-6-10 Location: South of West Park Blvd., east of Coit Rd.

Acreage: 16.0±

Restrictions:

1. Maximum Floor Area Ratio: 0.6:1
2. Maximum Height: Six story
3. A minimum of 75% of the parking shall meet medical parking standards.

PD-138-R/O-2 Retail/Office-2

ZC 2002-11/2002-6-35 Location: South side of Alliance Blvd., 600± feet east of Preston Rd.

Acreage: 21.1±

Restrictions:

1. A hospital and helistop are additional allowed uses. A helistop is allowed only in conjunction with a hospital use.
2. Maximum Building Height: 12 story
3. Maximum Lot Coverage: 50% (excluding parking structures); 70% (including parking structures)
4. For hospital use, required parking is one space per bed.
5. Building facades, except for parking structures, shall be constructed of brick, stone, or glass. Parking structure facades shall be compatible in color and texture to the materials used for the hospital facade.

PD-139-SF-9 Single-Family-9

ZC 2002-31/2002-9-16 Location: North side of Parker Rd. and east of Jupiter Rd.

Acreage: 22.2±

Restrictions:

1. A landscape buffer area shall be provided along the portion of the planned development fronting Parker Rd. The landscape buffer area shall extend the full width of the Parker Rd. frontage (approximately 300 feet) and shall have a minimum depth of 95 feet measured from the north right-of-way line of Parker Rd. A minimum six-foot tall stone wall shall be required along the northernmost line of the landscape buffer area adjacent to the residential lots to the north.

PD-139-SF-9 Single-Family-9

2. A minimum six-foot tall wrought iron or tubular steel fence shall be provided as follows:
   a. Along the western boundary of the property, beginning at the stone wall per No. 1 above and extending northward to the northern boundary line for a distance of approximately 1,106 feet.
   b. Along the eastern boundary of the portion of the planned development fronting Parker Rd., beginning at the stone wall mentioned in No. 1 above and extending northward for a minimum distance of 205 feet.
   c. Along the eastern boundary of the property, beginning at the southeastern corner of the planned development and extending northward along the eastern boundary for a distance of approximately 934 feet.
   d. Along the rear yards of the lots located in the southeastern corner of the planned development adjacent to the existing pond, beginning at the southeastern corner of the planned development and extending westward approximately 530 feet.
3. Landscaping shall be provided along the interior side of the required wrought iron or tubular steel fence as follows:
   a. Along the fence per No. 2a and No. 2b above, beginning at the stone wall and extending northward for a minimum distance of 205 feet.
   b. Along the entire length of the fence per No. 2c and No. 2d above.

PD-140-O-2 Office-2

ZC 99-25/99-6-38 Location: East side of Coit Rd., 430± feet south of Spring Creek Pkwy.

ZC 98-47/98-8-20 Acreage: 7.3±

ZC 96-75/97-3-27

ZC 85-49/86-2-14

ZC 74-07/74-11-13

Restrictions:

1. Maximum Floor Area Ratio: 0.5:1
2. Maximum Building Height:
   a. For the section of the property within 330 feet of the southern property line: One story (35 feet)
   b. For the remainder of the property: Three story (45 feet)

PD-141-R Retail

ZC 2002-28/2002-9-36 Location: NE corner of Hedgcoxe Rd. and Ohio Dr.

Acreage: 12.7±

Restrictions:

1. Mini-warehouse/public storage is an additional allowed use.
2. The maximum lot coverage for mini-warehouse/public storage development shall be 50%.

PD-141-R Retail

3. The zero rear yard setback is allowed for the mini-warehouse/public storage use. The exterior walls of the mini-warehouse/public storage buildings shall be allowed on the north property line and the east property line as part of the required screening wall. Freestanding walls must connect the buildings to form a solid continuous screen wall. The rear walls on the north and east property lines must be uniform height and of brick construction.
4. Screening walls and building facades for the mini-warehouse/public storage use fronting Hedgcoxe Rd. must be brick construction.

PD-142-MF-2 Multifamily-2

ZC 98-47/98-8-20 Location: East side of Coit Rd., 1,130± feet south of Spring Creek Pkwy.

ZC 74-07/74-11-13 Acreage: 13.4±

Restriction:

Maximum Density: 16 units per acre

PD-144-MF-2 Multifamily-2

ZC 97-36/97-12-22 Location: NW corner of Spring Creek Pkwy. and Coit Rd.

Acreage: 27.3±

Restrictions:

1. The adoption by ordinance of a concept plan including pedestrian linkage points to the hike and bike trail on the northern and western property lines.
2. Maximum Density: 396 units
3. Landscape and pedestrian path as Exhibits B and C.
4. Facade plan shall be adopted as guideline for residential character of multifamily development, Exhibit D.

PD-145-O-2 Office-2

ZC 85-50/86-2-13 Location: East side of Coit Rd., 600± feet north of Spring Creek Pkwy.

ZC 74-07/74-11-13 Acreage: 8.0±

Restrictions:

1. Maximum Floor Area Ratio: 0.55:1
2. Maximum Height: Four story (on south half of property)
3. Maximum Height: Three story (on north half of property)

PD-146-MF-2 Multifamily-2

ZC 97-78/98-2-16 Location: NW corner of Spring Creek Pkwy. and Cheyenne Tr.

Acreage: 6.1±

Restriction:

Maximum Number of Units: 208

PD-147-LC Light Commercial

ZC 2003-26/2003-7-20 Location: South side of Rigsbee Dr., 630± feet east of Sherrye Dr.

Acreage: 2.8±

Restrictions:

Long-term care facility is an additional allowed use.

PD-148-2F Two-Family Residence

ZC 2003-31/2003-7-22 Location: SW corner of 14th St. and Rigsbee Dr.

Acreage: 15.1±

Restrictions:

1. If developed as 2F, the following stipulations shall apply:
   a. Minimum Lot Area: 7,000 square feet
   b. Minimum Front Yard Setback: Ten feet
   c. Maximum Lot Coverage: 50% (for primary plus accessory structures)
2. If developed as PH, SF-6, or SF-7, the base development standards of the respective zoning districts shall apply.
3. A six-foot, solid masonry screening wall shall be constructed along the western boundary of the property.

PD-149-PH Patio Home

ZC 2003-68/2004-2-16 Location: East side of Custer Rd., 170± feet north of Legacy Dr.

Acreage: 17.5±

Restrictions:

1. Minimum Lot Area: 3,500 square feet
2. Minimum Lot Width: 35 feet

   --for Corner Lots: 40 feet
3. Minimum Open Space: Five percent of the gross platted lot area, consolidated into one area
4. All residential lots must be located within 1,000 feet of usable open space as measured along a street.

PD-150-SF-A Single-Family Attached

ZC 2004-10/2004-5-5 Location: East and west sides of Ohio Dr., between Parker Rd. and Tulane Dr.

Acreage: 27.7±

Restrictions:

1. Additional uses of independent living facility, assisted living facility, long-term care facility, and continuing care facility shall be allowed by right as described in Subsection 3.115.
2. A height of three story, not to exceed 50 feet in height, will be allowed for retirement housing uses, including independent living, assisted living, long-term care, and continuing care facilities.
3. Minimum Lot Depth: 80 feet
4. Minimum Front Yard: 10 feet for front entry lots provided that:
   a. The garage shall maintain a minimum setback of 20 feet from the front property line.
   b. The open yard area of either the rear yard 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.

PD-151-MF-2/SF-A Multifamily-2/Single-Family Attached

ZC 2004-31/2004-8-36 Location: North of Ridgeview Dr., 955± feet east of Independence Pkwy.

Acreage: 15.8±

Restrictions:

The site shall be developed in its entirety as either MF-2 or SF-A uses subject to the following:

1. If developed as MF-2, the following shall apply:
   a. A maximum density of 18 units per acre on net usable land (excluding the golf course, 100 year floodplain, and right-of-way dedications).
   b. No single-family, duplex, or patio home development is allowed.
   c. Maximum height as defined per the MF-3 district standards.
   d. Minimum front yard as defined per the MF-3 district standards.
   e. A 30-foot wide landscape area measured from the property line shall be provided along Ridgeview Dr.
2. If developed as SF-A, a 10-foot wide landscape area measured from the property line shall be provided along Ridgeview Dr.

PD-156-SF-A Single-Family Attached

ZC 97-84/98-3-22 Location: SW corner of Hedgcoxe Rd. and Robinson Rd.

ZC 79-56/80-11-9 Acreage: 34.5±

Restrictions:

1. Dedication of floodplain as required by the Director of Parks and Recreation.
2. Provision of a grade-separated pedestrian crossing by Hedgcoxe Rd. as required by City Council.

PD-157-MF-2 Multifamily-2

ZC 79-56/80-11-9 Location: SE corner of Ohio Dr. and Hedgcoxe Rd.

Acreage: 20.6±

Restrictions:

1. Density shall be computed based on land area not included in the 100 year floodplain.
2. Dedication of floodplain as required by the Director of Parks and Recreation.

PD-159-O-2 Office-2

ZC 79-56/80-11-9 Location: NE corner of Preston Rd. and Hedgcoxe Rd.

Acreage: 83.7±

Restrictions:

1. Dedication of the White Rock Creek floodplain for park purposes.
2. Preliminary site plans for the property on each side of White Rock Creek may be submitted separately.

PD-162-MF-2 Multifamily-2

ZC 79-56/80-11-9 Location: SE corner of Preston Rd. and Quincy Ln.

Acreage: 22.6±

Restriction:

Densities shall be computed based on land area not included in the 100 year floodplain.

PD-164-MF-2 Multifamily-2

ZC 91-26/91-11-23 Location: SE corner of Preston Rd. and Legacy Dr.

ZC 85-87/86-2-11 Acreage: 31.1±

ZC 79-56/80-11-9

Restrictions:

1. Densities shall be computed based on land area not included in the 100 year floodplain, plus 1.95 acres dedicated for overpass right-of-way.
2. Dedication of floodplain as required by the Director of Parks and Recreation.
3. One hundred percent stucco veneer shall be allowed for the exterior walls of each structure in the apartment complex.

PD-166-MF-2 Multifamily-2

ZC 79-56/80-11-9 Location: West side of Ohio Dr., south of Hedgcoxe Rd.

Acreage: 32.7±

Restrictions:

1. A minimum of 20% of the area shall be developed in accordance with the Two-Family zoning district regulations.
2. A maximum of 80% of the area may be developed in accordance with the Single-Family-7 zoning district regulations, or in accordance with the Patio Home zoning district regulations.

PD-172-MF-2 Multifamily-2

ZC 90-17/90-8-28 Location: NE corner of Ohio Dr. and Spring Creek Pkwy.

Acreage: 29.1±

Restriction:

One hundred percent stucco veneer is allowed for the exterior walls of each structure.

PD-173-ED Estate Development

ZC 2001-22/2001-8-23 Location: East of San Gabriel Dr. at Ranch Estates Dr.

ZC 85-71/86-3-14 Acreage: 147.2±

Restrictions:

1. Minimum Lot Size: Two acres
2. Maximum allowable height for fences within the front yard setback shall be 48 inches.
3. All fencing within the front yard setback shall be horizontal, rail-type fencing.

PD-176-R Retail

ZC 92-64/93-5-32 Location: SE corner of Spring Creek Pkwy. and Preston Rd.

ZC 92-65/93-5-33 Acreage: 36.0±

ZC 92-51/92-12-30

ZC 88-03/86-8-10/88-5-8

ZC 85-89/86-8-10

ZC 79-56/80-11-9

Restrictions:

1. Maximum Floor Area Ratio: 1:1
2. Unlimited height limit.

PD-181-SF-9/PH Single-Family-9/Patio Home

ZC 79-56/80-11-9 Location: SW corner of Lorimar Dr. and Preston Meadow Dr.

Acreage: 107.2±

Restrictions:

1. A minimum of 60% of the land area shall be developed in accordance with the SF-9 zoning district regulations.
2. The remainder of the property may be developed in accordance with the SF-7 zoning district regulations, or in accordance with the PH zoning district regulations, subject to the following:
   a. Subdivision standards shall be approved by the Planning & Zoning Commission and City Council prior to approval of a site plan or preliminary plat.
   b. Where alleys are utilized, minimum lot size shall be 5,000 square feet.
   c. Minimum Yards:
      (1) Front yards: None required
      (2) Rear yards: None required
   d. Other Minimum Setbacks:
      (1) Front or rear facing garage or carport: 20 feet from public rights-of-way or public easements
      (2) Side facing garage or carport: No setbacks required
   e. Maximum Lot Coverage: 60%
   f. No windows or openings will be allowed in a wall abutting a property line.
   g. Minimum Separation: 15 feet between rear of lots
   h. No portion of any building shall extend beyond lot lines or into public easements or public rights-of-way.

PD-182-MF-3 Multifamily-3

ZC 97-86/98-9-7 Location: NE corner of Preston Rd. and Charles Pl.

ZC 90-53/91-1-46 Acreage: 39.1±

Restrictions:

1. Maximum Number of Units: 746
2. The maximum density for any phase shall not exceed 21.5 units per acre net of right-of-way, with a maximum density of 20.49 units per acre for Phase II.
3. The preliminary site plan, site plans, landscape and irrigation plans should be planned as much as possible in conformance with the Multifamily Guidelines. Where the guidelines become part of the ordinance, the stricter regulations shall apply.
4. Specific Use Permit 147 for a Residence Hotel and all conditions associated with its approval shall remain in effect.
5. All buildings will be two stories in height within 160 feet of the right-of-way of Ohio Dr., and within an area 230 feet west of Ohio Dr. and 170 feet north of Charles Pl.

PD-182-MF-3 Multifamily-3

6. A landscape berm three to four feet in height with a continuous four to five foot masonry and wrought-iron screening fence will be required along Ohio Dr. The fence will be built at an eight-foot maximum height as measured from the ground before berming. The fence will be solid masonry for a distance of 30 feet on either side of a driveway. Wrought-iron sections will be screened with landscaping. The fence will be installed with Phase I.
7. Three-inch caliper live oak trees at a minimum spacing of 30 feet on center will be required along Ohio Dr.
8. Only one driveway with median opening will be allowed on Ohio Dr. The developer will be responsible for removing and relocating existing trees in the median.

PD-183-SF-7/SF-6 Single-Family-7/Single-Family-6

ZC 83-14/83-8-20 Location: NE corner of Parker Rd. and Ohio Dr.

Acreage: 58.0±

Restrictions:

1. A minimum of 50% of the property shall be developed at SF-7 standards.
2. The balance of the property may be developed at SF-6 standards.
3. Provision of a library site.

PD-184-R/O-2 Retail/Office-2

ZC 2004-21/2004-6-10 Location: NE corner of Preston Rd. and Parker Rd.

ZC 94-15/94-3-34 Acreage: 31.3±

ZC 92-86/92-11-49

Restrictions:

<u>General Requirements of the Planned Development</u>

1. The preliminary site plan for PD-184-R/O-2 shall become part of this ordinance as shown on Exhibit A. All final site plans shall substantially conform to the preliminary site plan and no additional buildings shall be permitted.
2. Maximum Building Area: 298,000 gross square feet
3. The Ohio Dr. frontage shall conform to the requirements of the Preston Road Overlay District.
4. Maximum Building Height: Two stories, except as noted
5. All buildings shall be finished on all sides with wall materials of consistent texture and color.
6. Trees removed along Ohio Dr. for median breaks shall be relocated or replaced by the developer with six-inch caliper trees of the same type.
7. Trees planted along the screening wall between PD-184-R/O-2 and PD-471-SF-6 shall be planted on 50 foot centers supported by an irrigation system.
8. Trees shall be provided on Preston Rd. at a rate of one per 25 feet of frontage and shall be a four-inch minimum caliper.

PD-184-R/O-2 Retail/Office-2

9. Light standards within 50 feet of the eastern curb line along Preston Rd. and within 150 feet of the western curb line of Ohio Dr. shall be no taller than 20 feet and conform to the Code of Ordinances No. 6-470 and any subsequent amendments.

10. A maximum of two private club uses shall be allowed for the total area of Tract 1 and Tract 2. Private club uses are prohibited in Tract 3.

Tract Specific Requirements

1. Tract 1 shall be regulated in accordance with the Retail district with the addition of:

   a. Maximum Gross Building Area: 236,000 square feet

   b. No single building or tenant shall exceed 65,000 gross square feet. Buildings may be attached and collectively exceed this limit.

   c. For that portion located outside of 240 feet and within 550 feet of the centerline of Ohio Dr. the following conditions shall apply. Uses allowed in the Retail district shall be limited to office, retail sales, and services uses. Multiple restaurants having an aggregate floor area of 8,000 square feet shall be allowed. Drive-through windows shall be prohibited for the restaurants. Building height measured from the finished floor shall be limited to a maximum one-story, 30-foot building height.

   d. Drive-through lanes shall be limited to the west side of the building for the pad site which faces Parker Rd. and is within 850 feet of the centerline of Ohio Dr.

2. Tract 2 shall be regulated in accordance with the O-2 district with the following additions and/or restrictions:

   a. Land uses shall be restricted to those uses permitted within the O-1 district, except the additional use of one bank or other financial institution shall be permitted by right. Two restaurants or cafeterias having a minimum floor area of 4,000 square feet shall be permitted by right or retail uses limited to a maximum 10,000 square feet of building area also shall be permitted by right.

   b. A 15-foot wide landscape edge shall be installed along Charles Pl. Tree plantings along Charles Pl. shall conform to the Preston Road Overlay District.

   c. A 35-foot front building line shall be allowed on Charles Pl. provided no parking or driveway is placed between the building and the right-of-way.

3. Tract 3 shall be regulated in accordance with the O-2 district; however, land uses in Tract 3 shall be restricted to those uses permitted within the O-1 district, except one bank or financial institution shall be permitted by right and shall not require issuance of a specific use permit. The maximum number of drive-through lanes for a financial institution shall be six lanes and shall be located on the west side of the building. All drive-through lanes shall be screened from Ohio Dr.

   a. Maximum Building Area: 25,000 square feet

   b. A 35-foot front building line shall be allowed on Ohio Dr. provided no parking or driveway is placed between the building and the right-of-way.

   c. Building height measured from the finished floor shall be limited to a maximum one story, 22 foot height, with architectural elements allowed with a 28 foot height.

PD-188-Res Residential

ZC 82-03/82-4-15 Location: NW corner of Ventura Dr. and West Park Blvd.

Acreage: 18.9±

Restrictions:

The property shall be developed in accordance with the SF-7 zoning district regulations, unless developed according to the following standards:

1. A minimum of 15% usable open space shall be provided, 30% of which may include water surface area, if established with site plan approval.
2. Site plan approval including a landscape and open space plan shall be required for each phase of the development.
3. No single- or two-family lots or any dwelling units shall face Ventura Dr.
4. The planned development shall be platted in minimum subdivisions of five acres or more.
5. Allowed uses:
   a. Those uses allowed in the 2F and SF-A zoning districts.
   b. Multifamily residences with a maximum of four dwelling units per building and intended for sale on a condominium basis.
   c. Common storage areas, if included on an approved site plan.
6. Maximum Density: 140 dwelling units
7. Minimum Lot Area per Dwelling Unit: 2,500 square feet (if platted as single- or two-family lots)
8. Minimum Lot Width at Building Line: 25 feet for single-family lots and 50 feet for two-family lots
9. Minimum Lot Depth: 80 feet
10. Minimum Floor Area per Dwelling Unit:
    a. Single-Family Detached: 800 square feet
    b. Two-family, single-family attached, and multifamily shall have the following minimum floor area:
       (1) One bedroom unit: 650 square feet
       (2) Two bedroom unit: 800 square feet
       (3) Three bedroom or more: 800 square feet plus 200 square feet for each bedroom over two
    c. Project Averages: 1,000 square feet for a platted subdivision containing all detached residences and 900 square feet for a subdivision with all or a combination of units being attached or multifamily
11. Minimum Setbacks:
    a. Front yard:
       (1) Standard setback: 25 feet
       (2) Lots Facing Streets Ending in Cul-de-sacs: 20 feet, which may be reduced an additional 15 feet with site plan approval

PD-188-Res Residential

b. Side yard:

(1) Interior side yard:

a) Detached residences: Ten percent of lot width or five feet, whichever is greater, one side yard may be reduced to zero if the other side yard is increased to double the requirement

b) Two-family residences: Ten percent of lot width or five feet, whichever is greater

(2) Exterior side yard: Ten feet adjacent to a street

c. Rear yard: Ten feet

d. A minimum building separation of ten feet is required for all uses.

12. Maximum Lot Coverage: 75%

13. Maximum Height: Two story, not to exceed 36 feet

14. Parking Requirements:

a. Residence parking: Two off-street spaces, exclusive of garage of carport, shall be provided per dwelling unit adjacent to each unit or within 100 feet of each unit if established with site plan approval. (Full or partial credit may be given for spaces in carports or garages with site plan approval.)

b. Visitor parking: One-fourth space per dwelling unit must be provided within 600 feet of each unit.

15. Subject to the above restrictions, single-family residences shall be developed according to the SF-7 zoning district requirements; two-family residences shall be developed according to the 2F zoning district requirements; single-family residences attached shall be developed according to the SF-A zoning district requirements; and multifamily residences shall be developed according to the MF-1 zoning district requirements.

PD-189-R/O-2 Retail/Office-2

ZC 99-06/99-4-17 Location: NW corner of Old Shepard Pl. and Ohio Dr.

ZC 95-17 & 95-25/95-7-15 Acreage: 113.7±

ZC 94-85/94-9-26

ZC 92-82/92-11-24

ZC 80-67/81-12-4

Restrictions:

1. Maximum Lot Coverage: 30% (exclusive of parking structures)

2. Maximum Floor Area Ratio: 0.8:1 (exclusive of parking structures, which applies to the overall site and not necessarily any one lot)

3. Maximum building height shall be two stories for all buildings within 600 feet of Ohio Dr. right-of-way and within 700 feet of Park Blvd. right-of-way; four stories between 600 feet and 850 feet from Ohio Dr.; six stories between 850 feet and 1,450 feet from Ohio Dr.; and a maximum of eight stories on the balance of the property. Parking structures shall be not more than four levels at or above grade. The height of the health and fitness center is limited to 41 feet for architectural features.

PD-189-R/O-2 Retail/Office-2

4. Within the area bounded by Ohio Dr., West Park Blvd., Preston Park Blvd., Preston Park Ct., and Old Shepard Pl., the only uses allowed shall be office centers; professional and general administrative offices; medical offices; clinics, incidental business services; incidental retail; churches and rectories; parochial, private, and public schools; day care centers with a specific use permit; household care institutions; and a health and fitness centers. The health and fitness center is defined as "A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training and education pertaining to health and fitness. Uses or combinations of uses would typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks." A health and fitness center is allowed by right within the area 600 feet south of West Park Blvd.

5. Within that area bounded by Preston Rd., Old Shepard Pl., Preston Park Ct., and a line 900 feet north of and parallel to Old Shepard Pl., only those uses allowed by right and by specific use permit in the Office-2 district shall be allowed. However, Multifamily-3 development shall be permitted as an optional use on the 17.18 acre tract described herein below and generally located in the area 800± feet east of and parallel to Preston Rd. and north of Preston Park Blvd. No other form of residential development is permitted. If Multifamily-3 development is constructed, the entire site must be developed as a single project subject to the following additional stipulations:

   a. The concept plan shall become part of this ordinance as Exhibit A. The preliminary site plan and all following site plans shall conform to the concept plan and no additional buildings shall be permitted.

   b. Maximum Density: 266 dwelling units

   c. Three levels of apartments over one story garages shall be allowed.

   d. Twenty-five foot front building line and a 15 foot setback for side and rear yards.

   e. Maximum Building Height: 48 feet (measured from the average grade to the roof line)

   f. Parking spaces in front of garages that have direct access to individual units shall be included in the required parking.

   g. Garage parking may exceed 50% of the required parking.

   h. Wrought iron fence with brick columns shall be required along Preston Park Blvd.

   i. Pedestrian access way shall be provided to the abutting shopping center to the north.

   j. Facade plans shall be submitted with the preliminary site plan.

6. A minimum 25-foot wide landscape area including a three foot berm, shall be placed adjacent to the west right-of-way line of Ohio Dr.

7. The sides of all buildings, except parking garages, shall have a consistent facade design and roof line configuration. All mechanical equipment on the exteriors of structures shall be screened from public streets. Other mechanical equipment serving the structures and trash receptacles shall be screened from all public streets.

8. A landscape plan must be submitted for approval at the time of site plan review.

PD-190-O-2 Office-2

ZC 83-86/84-2-17 Location: South side of Plano Pkwy., east of White Rock Creek

Acreage: 49.5±

Restrictions:

1. Provision of additional right-of-way or easement for the hike and bike trail to be approved by the Parks and Recreation Department and Community Development Department.
2. Maximum Floor Area Ratio: 0.4:1
3. A maximum building height of three stories with a maximum building height of two stories within 300 feet of Plano Pkwy.

PD-192-PH Patio Home

ZC 83-51/84-4-15 Location: NW corner of Ohio Dr. and Plano Pkwy.

Acreage: 24.9±

Restrictions:

1. Maximum Number of Units: 104
2. Provision of a 30-foot wide landscape buffer adjacent to Ohio Dr.

PD-193-MF-3 Multifamily-3

ZC 83-51/84-4-15 Location: East side of Preston Rd., north of Plano Pkwy.

Acreage: 17.3±

Restriction:

The eastern 6.7 acres shall have a maximum density of 15 dwelling units per acre, and the balance of the property shall have a maximum density of 21 dwelling units per acre.

PD-194-O-2 Office-2

ZC 94-123/94-11-12 Location: NE corner of Preston Rd. and Plano Pkwy.

ZC 86-88/87-3-24 Acreage: 17.3±

Restrictions:

1. Maximum Height: Four story
2. Monument signs shall be required.
3. All utilities shall be placed underground on Preston Rd. and Plano Pkwy.

PD-201-LC Light Commercial

ZC 79-13/79-11-18 Location: SW corner of Plano Pkwy. and Preston Rd.

Acreage: 16.1±

Restriction:

Maximum Building Height: Eight story

PD-203-O-2 Office-2

ZC 2001-17/2001-7-23 Location: 920± feet west of Preston Rd. and 300± feet southeast of Village Creek Dr.

ZC 97-73/98-2-14 Acreage: 20.1±

ZC 97-07/97-4-14

ZC 83-01/83-8-13

Restrictions:

1. Maximum Height: Three story
2. Maximum Floor Area Ratio: 0.4:1

PD-204-O-2 Office-2

ZC 83-86/83-6-11 Location: SW corner of Plano Pkwy. and Ventura Dr.

ZC 83-06/84-2-17 Acreage: 62.0±

Restrictions:

1. Provision of additional right-of-way or easement for the hike and bike trail to be approved by the Parks and Recreation Department and Community Development Department.
2. Maximum Floor Area Ratio: 0.4:1
3. A maximum building height of three stories with a maximum building height of two stories within 300 feet of Plano Pkwy.
4. Landscaping and berming adjacent to Plano Pkwy.

PD-205-SF-A Single-Family Attached

ZC 79-13/79-11-8 Location: North side of Plano Pkwy., west of Ventura Dr.

Acreage: 9.3±

Restriction:

Maximum Density: Eight dwelling units per acre

PD-206-Res Residential

ZC 83-06/83-6-11 Location: SW corner of West Park Blvd. and Winding Hollow Ln.

Acreage: 44.0±

Restrictions:

1. A maximum of 145 dwelling units at a maximum density of 4.8 dwelling units per acre.
2. The planned development shall be platted in minimum subdivisions of five acres or more. A preliminary plat on the entire tract shall be submitted before any portion of the tract may be developed.
3. Minimum Lot Area per Dwelling Unit: 5,000 square feet
4. Minimum Lot Width: 40 feet
5. Minimum Floor Area per Dwelling Unit: 1,200 square feet
6. A minimum building separation of ten feet is required for all uses within the planned development.
7. Front Yard: 20 feet for lots facing cul-de-sac or loop streets not exceeding 400 feet in length, which may be reduced up to an additional 15 feet with site plan approval.
8. Interior Side Yard: Ten percent of lot width with a minimum of five feet. Not more than ten feet shall be required.
9. Parking Requirements: Two off-street spaces, exclusive of garage or carport, shall be provided per dwelling unit adjacent to each unit or within 100 feet of each unit if established with site plan approval.
10. Subject to the above restrictions, the property shall be developed in accordance with the SF-7 zoning district requirements.

PD-208-O-1 Office-1

ZC 83-06/83-6-11 Location: South side of Plano Pkwy., 2,000± feet east of Dallas Pkwy.

Acreage: 34.0±

Restrictions:

1. A maximum building height of four stories on the east side of Mira Vista Blvd., south of Plano Pkwy. with a maximum of two stories within 200 feet of Plano Pkwy.
2. A maximum building height of two stories for the remainder of the planned development district.
3. Maximum Floor Area Ratio: 0.34:1 (on the area west of Mira Vista Blvd.)
4. Maximum Floor Area Ratio: 0.44:1 (for the area east and south of Mira Vista Blvd.)
5. Maximum Square Footage: 178,000
6. The zoning exhibit is adopted as part of the ordinance as Exhibit B.

PD-209-MF-3 Multifamily-3

ZC 91-06/91-3-28 Location: SE corner of Plano Pkwy. and Balcones Dr.

Acreage: 23.5±

Restrictions:

1. Maximum Number of Units: 360
2. The applicant shall construct a barrier to prohibit pedestrian access to the Santa Fe Railroad tracks.

PD-210-O-2 Office-2

ZC 81-71/82-9-23 Location: South side of Plano Pkwy., east of Dallas Pkwy.

Acreage: 16.4±

Restriction:

Maximum Floor Area Ratio: 0.8:1

PD-211-LC Light Commercial

ZC 80-78/81-2-11 Location: SE corner of Plano Pkwy. and Dallas Pkwy.

Acreage: 16.4±

Restrictions:

1. Maximum Height: Ten story
2. Maximum Floor Area Ratio: 1:1

PD-214-Res Residential

ZC 89-37/90-2-35 Location: SE corner of Park Blvd. and Jubilee Rd.

ZC 87-72/88-2-6 Acreage: 3.9±

ZC 81-71/82-9-23

Restrictions:

1. Maximum Density: 5.5 units per acre, limited to a total of 136 dwelling units. Density calculations shall exclude floodplains.
2. Allowed Uses:
   a. Single-family residences detached
   b. Two-family residences
   c. Single-family residences attached

PD-220-RC Regional Commercial

ZC 2000-17/2000-8-38 Location: SW corner of Park Blvd. and Dallas North Tollway

ZC 83-05/83-3-23 Acreage: 29.0±

ZC 77-23/77-6-7

Restrictions:

1. Minimum Front Yard: 40 feet (along the Dallas North Tollway)
2. Required Landscape Edge: 20 feet (along the Dallas North Tollway)

PD-221-MF-1 Multifamily-1

ZC 91-34/92-1-29 Location: South side of Parker Rd. at Ranchero Rd.

ZC 83-06/83-6-11 Acreage: 41.4±

Restriction:

Maximum Number of Units: 360

PD-227-MF-2 Multifamily-2

ZC 91-03/91-4-41 Location: South of Parker Rd. and west of Dallas Pkwy.

Acreage: 12.9±

Restriction:

Maximum Density: 18 dwelling units per acre

PD-237-SF-7/PH Single-Family-7/Patio Home

ZC 82-06/82-10-3 Location: North of Parker Rd., east of Dallas Pkwy.

Acreage: 196.4±

Restrictions:

1. Not less than 55% of the gross land area shall be developed according to SF-7 zoning district requirements.
2. Not more than 45% of the gross land area may be developed according to PH zoning district requirements.

PD-240-O-1 Office-1

ZC 82-06/82-10-3 Location: East of Dallas Pkwy., north of Yeary Rd.

Acreage: 38.5±

Restriction:

Maximum Floor Area Ratio: 0.5:1

PD-242-MF-2 Multifamily-2

ZC 82-06/82-10-3 Location: West side of Spring Creek Pkwy., west of Preston Rd.

Acreage: 60.8±

Restriction:

Maximum Density: 15 dwelling units per acre

PD-243-R/O-2 Retail/Office-2

ZC 82-06/82-10-3 Location: South side of Spring Creek Pkwy., east of Dallas Pkwy.

Acreage: 143.4±

Restrictions:

1. A total Floor Area Ratio of 0.4:1, with a maximum Floor Area Ratio of 1:1 for any individual lot.
2. A maximum of 1,406,000 square feet may be utilized for retail uses.

PD-250-R Retail

ZC 93-09/93-6-31 Location: NW corner of Midway Rd. and Parker Rd.

ZC 79-49/80-8-10 Acreage: 14.4±

ZC 79-24/80-1-8/81-1-14

Restriction:

Provision of a necessary fire station site.

PD-252-PH Patio Home

ZC 94-46/94-9-84 Location: SE corner of future Parker Rd. and Marsh Ln.

ZC 83-75/84-2-14 Acreage: 30.5±

Restrictions:

1. Minimum 15-foot front building line for all lots.
2. Minimum 20-foot rear yard setback for lots backing to Marsh Ln. and Parker Rd. where ten feet of additional right-of-way is not dedicated for landscaping.
3. One three-inch caliper tree per 50 feet of frontage along Marsh Ln. shall be grouped in the right-of-way dedicated for landscaping.
4. No requirement for usable open space.

PD-256-O-2 Office-2

ZC 79-49/80-8-10 Location: NW corner of Marsh Ln. and Plano Pkwy.

Acreage: 28.5±

Restriction:

Provision of any necessary fire station site.

PD-257-R Retail

ZC 79-49/80-8-10 Location: NE corner of Marsh Ln. and Plano Pkwy.

Acreage: 10.7±

Restriction:

Provision of any necessary fire station site.

PD-258-LC Light Commercial

ZC 95-75/96-12-4 Location: SW corner of Plano Pkwy. and Marsh Ln.

ZC 79-49/80-8-10 Acreage: 4.2±

Restriction:

Provision of any necessary fire station or water tower site.

PD-260-MF-2 Multifamily-2

ZC 79-49/80-8-10 Location: NW corner of Plano Pkwy. and Midway Rd.

Acreage: 21.1±

Restriction:

Maximum Density: 16 units per acre

PD-261-R Retail

ZC 2001-23/2001-8-8 Location: SE corner of McDermott Rd. and Coit Rd.

ZC 83-87/84-2-19 Acreage: 22.9±

Restrictions:

1. The property may be developed in accordance with the PD-261-R zoning district with the additional permitted use of mini-warehouse/public storage.
2. Lot coverage of 55% allowed in conjunction with the mini-warehouse/public storage development.
3. Floor Area Ratio of 0.6:1 allowed in conjunction with the mini-warehouse/public storage development.
4. A solid masonry wall shall be constructed along the eastern and southern sides of the mini-warehouse/public storage development. The exterior walls of the mini-warehouse buildings will be allowed as part of this required wall. Freestanding wall must connect the buildings to form a solid structure.
5. The preliminary site plan for the mini-warehouse development is adopted as part of the ordinance.
6. Pole signs are prohibited.

PD-266-R Retail

ZC 83-87/84-2-19 Location: SW corner of McDermott Rd. and Independence Pkwy.

Acreage: 4.6±

Restriction:

Maximum Floor Area Ratio: 0.35:1

PD-268-MF-2 Multifamily-2

ZC 82-98/83-3-7 Location: SW corner of Alma Dr. and Baxter Dr.

Acreage: 20.2±

Restriction:

Maximum Density: 16 units per acre

PD-269-MF-2 Multifamily-2

ZC 82-48/82-9-4 Location: Northwest of the intersection of Alma Dr. and Legacy Dr.

Acreage: 41.0±

Restriction:

Maximum Density: 16 units per acre

PD-272-O-1 Office-1

ZC 82-60/82-12-6 Location: East side of Alma Dr., north of Legacy Dr.

Acreage: 7.8±

Restriction:

Dedication of Russell Creek floodplain.

PD-273-MF-3 Multifamily-3

ZC 2000-59/2000-11-20 Location: South side of Legacy Dr., 1,800± feet east of Alma Dr.

ZC 85-35/85-7-6 Acreage: 29.4±

ZC 83-81/84-3-20

Restrictions:

1. Exterior wall construction may be 100% painted stucco veneer of the same fire rating as powerwall.
2. This planned development shall be reviewed after 18 months to determine the condition of the stucco.

PD-277-R/O-2 Retail/Office-2

ZC 99-47/99-10-26 Location: SW corner of U.S. 75 and Legacy Dr.

ZC 93-109/94-3-6 Acreage: 40.8±

ZC 85-36/85-8-24

ZC 84-05/84-5-11

Restrictions:

1. Maximum Height: Eight story (120 feet)
2. Maximum of four parking structure levels above ground (including ground level); maximum height of 33 feet to top of parapet.
3. Maximum Floor Area: 1,550,000 square feet
4. Maximum Lot Coverage: 80% for main plus accessory buildings
5. Maximum Floor Area Ratio: 0.5:1 overall; 1:1 on any lot

PD-281-SF-9/SF-7 Single-Family-9/Single-Family-7

ZC 79-56/80-11-9 Location: NE corner of Legacy Dr. and Preston Meadow Dr.

Acreage: 271.2±

Restrictions:

1. A minimum of 60% of the land shall be developed in accordance with the SF-9 zoning district regulations.
2. A maximum of 40% of the land shall be developed in accordance with SF-7 zoning district regulations.

PD-282-SF-9/SF-7 Single-Family-9/Single-Family-7

ZC 86-18/86-5-6 Location: East side of Ohio Dr., south of Hedgcoxe Rd.

ZC 79-56/80-11-9 Acreage: 28.0±

Restriction:

A maximum of 40% of the land shall be developed in accordance with SF-7 zoning district regulations.

PD-284-2F/SF-A/PH Two-Family/Single-Family Attached/Patio Home

ZC 81-47/82-1-7 Location: North side of Legacy Dr., east of Coit Rd.

Acreage: 68.7±

Restrictions:

1. The property shall be developed to 2F, SF-A, or PH standards at a maximum overall density of eight dwelling units per acre.
2. This district shall have a minimum of 15% of the area as usable open space.

PD-284-2F/SF-A/PH Two-Family/Single-Family Attached/Patio Home

3. PH standards shall be revised as follows:
   a. Minimum Lot Area: 5,000 square feet
   b. Minimum Width at Building Line: 50 feet
   c. Minimum Lot Depth: 100 feet
4. Front and rear facing garages shall be set back a minimum of 20 feet from streets and drives.

PD-286-O-1 Office-1

ZC 87-89/88-4-18 Location: East side of Custer Rd., 1,000± feet south of Park Blvd.

Acreage: 3.7±

Restrictions:

1. Maximum Height: One story
2. Maximum Floor Area Ratio: 0.3:1
3. Monument signage shall be required.
4. Approval of facade plans by staff shall be required at the time of site plan approval. Structure(s) shall be of residential architectural style, with gabled or hipped roof, brick or brick veneer exterior, and residentially styled doors and windows.

PD-290-SF-7 Single-Family-7

ZC 92-49/92-10-2 Location: SE corner of West Park Blvd. and Mira Vista Blvd.

ZC 83-06/83-6-11 Acreage: 26.4±

Restrictions:

1. Average density will be no greater than 4.8 units/acre with no individually-platted area greater than 5.5 units/acre and a maximum number of dwelling units of 280.
2. The planned development shall be platted in minimum subdivisions of five acres or more. A preliminary plat on the entire tract shall be submitted before any portion of the tract may be developed.
3. Minimum Lot Area per Dwelling Unit: 5,000 square feet
4. Minimum Lot Width: 40 feet
5. Minimum Floor Area per Dwelling Unit: 1,200 square feet
6. Minimum Setbacks: (A minimum building separation of ten feet is required for all uses within the planned development.)

   Front Yard:

   (1) Standard Setback: 30 feet

   (2) Lots Facing Cul-de-Sac or Loop Streets (not exceeding 400 feet in length): 20 feet, which may be reduced up to an additional 15 feet with site plan approval.

PD-290-SF-7 Single-Family-7

7. Maximum Lot Coverage: 45%
8. Parking Requirements: Two off-street spaces, exclusive of garage or carport, shall be provided per dwelling unit adjacent to each unit or within 100 feet of each unit as established with site plan approval.

PD-296-PH Patio Home

ZC 82-21/82-6-2 Location: SW corner of Independence Pkwy. and Roundrock Tr.

Acreage: 15.8±

Restrictions:

1. Maximum Density: 5.5 dwelling units per acre
2. Minimum Lot Area: 5,000 square feet
3. Minimum Lot Width at Building Line: 50 feet
4. Minimum Floor Area per Dwelling Unit: 1,000 gross square feet of air-conditioned space, excluding garage
5. Minimum Required Usable Open Space: 6%

PD-301-PH Patio Home

ZC 94-97/95-1-2 Location: West side of LaCosta Ln., 650± feet north of Plano Pkwy.

ZC 83-75/84-2-14 Acreage: 21.5±

Restrictions:

1. No requirement for usable open space.
2. Minimum Front Building Setback: 15 feet
3. Minimum Rear Yard Setback: 20 feet (for lots backing to Marsh Ln. where ten feet of additional right-of-way for landscaping is not dedicated)

PD-303-SF-9 Single-Family-9

ZC 98-22/98-6-4 Location: North of Plano Pkwy., between Marsh Ln. and Midway Rd.

ZC 83-75/84-2-14 Acreage: 254.0±

Restrictions:

1. Maximum Dwelling Units: 330
2. No residential building or lot may cross the school district boundary line.

PD-304-LI-1 Light Industrial-1

ZC 86-75/86-9-26 Location: SE corner of Los Rios Blvd. and F.M. 544

Acreage: 14.0±

Restrictions:

1. Maximum Floor Area Ratio: 0.5:1
2. Maximum Height: Four story (60 feet)
3. Maximum 10,000 square feet of retail uses allowed with preliminary site plan approval.

PD-311-PH Patio Home

ZC 81-74/82-9-9 Location: NE corner of Nevada Dr. and Plano Pkwy.

Acreage: 22.0±

Restrictions:

1. Maximum Density: 120 dwelling units
2. Minimum Lot Area: 3,600 square feet
3. Minimum Rear Yard: 7.5 feet
4. Minimum Floor Area: 1,000 square feet
5. Two car garages shall be provided.

PD-312-PH Patio Home

ZC 88-32/88-9-22 Location: NW corner of Coit Rd. and Lorimar Dr.

ZC 82-02/82-9-22 Acreage: 27.4±

Restrictions:

1. Maximum Density: 130 dwelling units
2. Minimum Floor Area: 1,200 square feet
3. In addition to any garage or carport, two parking spaces per dwelling unit shall be provided on each lot.
4. One-half parking space per dwelling unit shall be provided within 600 feet of each lot.
5. Minimum Front Yard Setback: Ten feet (allowed on rear entry lots)

PD-315-MF-2 Multifamily-2

ZC 77-42 Location: Intersection of El Dorado Dr. and Coit Rd.

Acreage: 16.9±

Restriction:

Maximum Density: 16 units per acre

PD-316-R Retail

ZC 74-20/74-10-6 Location: NW corner of Park Blvd. and Custer Rd.

Acreage: 6.2±

Restriction:

Automobile and related uses are prohibited.

PD-320-SF-9/SF-7/ED Single-Family-9/Single-Family-7/Estate Development

ZC 84-25/84-11-6 Location: NE corner of San Gabriel Dr. and Parker Rd.

Acreage: 390.6±

Restrictions:

1. Maximum Density: 950 dwelling units, which shall be decreased by three units per acre for each acre over 61 acres which is not reclaimed from the 100 year floodplain.
2. A land study shall be required for the entire planned development before any portion of it is platted.
3. Dedication of Cottonwood Creek floodplain for a greenbelt and provision of a neighborhood park site.
4. The area north of Cottonwood Creek shall be developed with a minimum of ten percent of the lots at SF-9 standards and the balance at SF-7 standards.
5. The area between Cottonwood Creek and Los Rios Blvd. shall be developed with a minimum of 50% of the lots at SF-9 standards and the balance at SF-7 standards.

PD-322-R/O-2 Retail/Office-2

ZC 91-25/92-1-20 Location: SE corner of Pleasant Valley Dr. and Spring Creek Pkwy.

ZC 91-15/91-8-11 Acreage: 6.3±

ZC 84-21

Restrictions:

1. Within 400 feet of Pleasant Valley Dr., the maximum height of the structures shall be two stories.
2. The maximum height allowed on the remainder of the tract is three stories.

PD-324-R/O-1 Retail/Office-1

ZC 84-72/85-1-20 Location: NE corner of Alma Dr. and Old Alma Rd.

Acreage: 3.6±

Restriction:

Maximum Retail Space: 20,000 square feet

PD-325-SF-9 Single-Family-9

ZC 84-73/85-2-19 Location: South side of Parker Rd., east of Jupiter Rd.

Acreage: 23.6±

Restrictions:

1. Preservation of six inch caliper or larger trees throughout the site where construction is not required.
2. Provision for fencing and landscaping along the eastern property line and for landscaping along Parker Rd. and the southern property line. The landscaping is to be maintained by the homeowners association.
3. No illumination of amenities in common areas.
4. Approval of homeowners association's documents by the City Attorney.
5. A maximum of five lots fronting on Parker Rd. with a minimum 29,000 square foot lot size.

PD-327-PH Patio Home

ZC 95-83/97-4-13 Location: SW corner of Parker Rd. and Willow Bend Dr.

ZC 95-83/95-11-13 Acreage: 19.6±

ZC 84-02/84-10-9

Restrictions:

1. The land study shall be adopted by ordinance as part of this planned development as shown in Exhibit B.
2. Extend Willow Bend Dr. as a four-lane divided thoroughfare to Parker Rd. with the development of this property.
3. Minimum Lot Width: 50 feet
4. No requirement for off-street visitor parking.
5. No requirement for open space.
6. One three-inch caliper tree shall be required for every 50 feet of street frontage in the landscape areas along Parker Rd.

PD-328-Rec Com Recreation Complex

ZC 79-56/80-11-9 Location: West side of Coit Rd., north of Spring Creek Pkwy.

Acreage: 71.3±

Restrictions:

Permitted uses shall be:

1. Recreational uses including, but not limited to, recreation centers, lighted and unlighted baseball, soccer, football fields, basketball courts, tennis courts, and swimming pools; hiking trails; bicycle trails; picnic areas; and playgrounds.
2. Public libraries.

PD-328-Rec Com Recreation Complex

3. Concession stands, restrooms, shelter areas, parking lots, and park maintenance facilities.
4. Other uses related to or accessory to active and passive recreational activities.

PD-329-Com Cen Community Center

ZC 92-06/92-4-4 Location: East side of Alma Dr., 402± feet north of Spring Creek Pkwy.

ZC 75-10/75-6-3 Acreage: 85.0±

Restrictions:

Permitted uses shall be:

1. Recreational uses including, but not limited to, recreation centers; lighted baseball, soccer, and football fields; lighted basketball courts and tennis courts; swimming pools; tennis centers; batting cages; hiking trails; bicycle trails; picnic areas; and playgrounds.
2. Concession stands, restrooms, shelter areas, parking lots, stadiums, stadium field houses and maintenance buildings, caretaker's residences, gymnasiums, tracks, and community auditoriums.
3. Helistops.
4. Public schools.
5. City and/or school district service centers.
6. Commercial communication towers.
7. Other uses related to or accessory to active and passive recreational activities.

PD-330-Rec Com Recreation Complex

ZC 84-37/85-5-22 Location: South side of McDermott Rd., west of Independence Pkwy.

ZC 83-87/84-2-19 Acreage: 218.2±

Restrictions:

Permitted uses shall be:

1. Lighted and unlighted athletic fields, basketball courts, and tennis courts; swimming pools; recreation centers; hiking trails; bicycle trails; picnic areas; and playgrounds.
2. Concession stands, restrooms, shelter areas, and parking lots.
3. Service yards and maintenance facilities.
4. Fire and police stations.
5. Public libraries.
6. Public schools.
7. Other uses related to or accessory to active and passive recreational activities.
8. No lighted athletic fields or courts shall be located within 300 feet of McDermott Rd.

PD-331-MF-3 Multifamily-3

ZC 90-55/91-4-30 Location: NE corner of Alma Dr. and Legacy Dr.

Acreage: 21.0±

Restrictions:

1. Maximum Density: 20.2 dwelling units per acre or 424 units maximum
2. Stucco veneer shall be allowed for the exterior walls of each structure.

PD-336-MF-3 Multifamily-3

ZC 93-109/94-3-6 Location: NE corner of Chase Oaks Blvd. and Oak Ridge Dr.

ZC 85-36/85-8-24 Acreage: 22.2±

Restrictions:

1. Maximum Density: 398 dwelling units
2. No sidewalk is required along Oak Ridge Dr. A ten-foot wide hike and bike trail is required along the frontage of Chase Oaks Blvd.
3. One pedestrian access way must be provided to Oak Ridge Dr.
4. No driveway access to Oak Ridge Dr.
5. A 35-foot wide landscape edge is required along Oak Ridge Dr., except at a circulation aisle turnaround where a 25-foot wide landscape edge shall be allowed.
6. All healthy trees, eight inch caliper or larger, must be preserved within the landscape edge along Oak Ridge Dr.
7. A building setback of 50 feet along the northern property line adjacent to the golf course is allowed for all apartment buildings.
8. The concept plan shall be adopted as part of this ordinance and is incorporated herein as if fully set forth.

PD-338-SF-9/SF-7 Single-Family-9/Single-Family-7

ZC 84-61/85-3-17 Location: NW corner of Willow Bend Dr. and Yeary Rd.

Acreage: 39.5±

Restrictions:

1. A minimum of 50% of the lots shall be developed at SF-9 standards.
2. A maximum of 50% of the lots shall be developed at SF-7 standards.

PD-342-SF-9 Single-Family-9

ZC 93-52/93-10-25 Location: North side of Park Blvd., 1,500± feet east of Parkwood Blvd.

ZC 90-44/93-2-2 Acreage: 42.2±

ZC 89-43/90-3-29

ZC 87-20/87-6-10

Restriction:

The first tier of lots along the eastern zoning district line shall have a minimum lot size of 20,000 square feet.

PD-343-PH Patio Home

ZC 83-69/84-1-4 Location: SW corner of Independence Pkwy. and Hedgcoxe Rd.

Acreage: 30.2±

Restrictions:

1. Minimum Lot Size: 5,500 square feet
2. No usable open space shall be required.

PD-350-R/O-2 Retail/Office-2

ZC 2002-11/2002-6-35 Location: SE corner of Preston Rd. and Plano Pkwy.

ZC 91-30/91-11-9 Acreage: 24.6±

ZC 85-74/85-11-30

Restrictions:

Development shall conform to the requirements of the Retail and Office-2 districts with the following exceptions:

1. Building height shall be limited to four stories within 300 feet of the zoning district boundary of any single-family or Patio Home district. The maximum building height on the remainder of the property shall be 12 stories, except as regulated by Article 3 of the Zoning Ordinance.
2. The Preston Road Overlay District requirements shall apply to the entire planned development district.
3. Mutual access easements must be granted between all lots.
4. A total of five pad sites (structures 5,000 square feet in size or smaller) shall be allowed only at the following locations:
   a. The southeast and southwest corners of Plano Pkwy. and Allied Dr.
   b. The southeast corner of Preston Rd. and Plano Pkwy.
   c. The northeast and southeast corners of Preston Rd. and Alliance Dr.

   The location of freestanding structures larger than 5,000 square feet is not regulated by this stipulation.
5. Building facades shall be constructed of brick, stone, or glass and shall be architecturally compatible as required by the Retail Corner Guidelines.

PD-355-MF-2 Multifamily-2

ZC 85-51/85-12-27 Location: East side of Ohio Dr., north of Spring Creek Pkwy.

Acreage: 19.8±

Restriction:

Maximum Density: 283 dwelling units

PD-356-MF-2 Multifamily-2

ZC 85-51/85-12-27 Location: NW corner of Ohio Dr. and Tennyson Pkwy.

Acreage: 15.9±

Restrictions:

1. Maximum Density: 283 dwelling units
2. A minimum of 400 feet shall be maintained between points of vehicular ingress and egress along Preston Rd.

PD-357-O-2 Office-2

ZC 85-51/85-12-27 Location: NE corner of Preston Rd. and Tennyson Pkwy.

Acreage: 8.6±

Restrictions:

1. Maximum Height: Four story
2. Maximum Floor Area Ratio: 0.5:1
3. Maximum Building Area: 143,500 square feet
4. Surface parking will be screened from the rights-of-way of Preston Rd. and Tennyson Pkwy. by a minimum of 30 and 20 foot landscape areas respectively. Surface parking shall be screened from view of the motorist of Preston Rd. by a minimum three foot berm. One three-inch caliper tree shall be planted per 600 square feet of landscape area.
5. A minimum of 400 feet shall be maintained between points of vehicular ingress and egress along Preston Rd.
6. A minimum setback from the property line of 35 feet for two story buildings, 57 feet for three story buildings, and 77 feet for four story buildings shall apply. These setbacks follow a 35° angle from the property line.

PD-361-O-1 Office-1

ZC 85-77/86-1-23 Location: North side of Parker Rd., west of Silverstone Dr.

Acreage: 3.3±

Restriction:

Maximum Floor Area Ratio: 0.35:1

PD-362-SF-6 Single-Family-6

ZC 90-48/91-4-36 Location: West side of Ventura Dr., 210± feet south of West Park Blvd.

Acreage: 11.7±

Restriction:

Maximum of 34 lots on entire acreage.

PD-367-SF-7 Single-Family-7

ZC 86-48/86-8-13 Location: East side of Jupiter Rd., 1,000± feet south of Chaparral Rd.

Acreage: 142.0±

Restrictions:

1. At the time of final plat, the applicant must supply evidence of deed restrictions setting a minimum house size of 1,300 square feet with an average house size of no less than 1,500 square feet.
2. Provision of an onsite drainage plan acceptable to the City Engineer, which will include one-half of the drainage from Allen.

PD-369-LC Light Commercial

ZC 2002-36/2002-12-3 Location: South side of 14th St., 300± feet east of L Ave.

ZC 86-65/86-10-10 Acreage: 0.8±

Restrictions:

1. No preliminary site plan shall be required.
2. A 25-foot front yard setback.
3. No outside storage within 50 feet of the right-of-way.
4. Outside storage must be screened on all sides.
5. A minimum ten-foot landscape strip along the street right-of-way.
6. Signage shall be limited to monument signs or face signs.

PD-373-R/O-2 Retail/Office-2

ZC 85-59/87-1-36 Location: NW corner of Independence Pkwy. and Plano Pkwy.

Acreage: 8.5±

Restrictions:

1. Maximum Square Footage: 550,000 square feet of building area
2. Maximum Retail: Ten percent - 55,000 square feet of building area. Freestanding retail shall not be permitted. Subject to preliminary site plan approval, up to 25% of any building may be occupied by retail uses, except as restricted by the total retail space within the planned development district. The following are excluded from acceptable retail uses:
   - antique shop
   - bakery

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- discount, variety, or department store
- drapery, needlework, or weaving shop
- furniture or appliance store
- greenhouse or nursery
- handcraft store
- household appliance service and repair
- bowling alley
- laundry and cleaning (self service)
- mortuary or funeral parlor
- pet shop
- tool rental shop
- gymnastic or dance studio
- car wash
- service station (with specific use permit only)
- automobile parts sales (inside)
- tire dealer (no outside storage)
- automobile leasing
- arcade
- heating and air conditioning shop
- restaurant (drive-through type)
- veterinarian clinic or kennel (no outside storage)
- supermarket
- theater (indoor)
- automobile parking lot or garage
- truck and bus leasing
- railroad or bus passenger station

The following additional uses shall be permitted:

- office - showroom/warehouse
- office - technical
- scientific and research labs

Truck docks for these uses shall be at grade level.

3. Maximum Floor Area Ratio: 0.5:1

PD-373-R/O-2 Retail/Office-2

4. Maximum Floor Area Ratio on any Given Lot: 0.75:1
5. Maximum Lot Coverage: 40% (inclusive of parking structures)
6. Maximum Building Height: Four story (70 feet)
   a. Between 50 feet and 200 feet from north property line - two-story maximum height (36 feet)
   b. Between 200 feet and 300 feet from north property line - three-story maximum height (55 feet)
   c. Between 300 feet from the north property line and the south property line - four story maximum height (70 feet)
7. All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Two levels above grade (20 feet)
9. Setback Requirement: 50 feet from north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Parkway/S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
6. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
7. There will be no dedicated street adjacent and parallel to the residential district.
8. Parking structures shall be screened from view of the residential district through the use of natural screens.
9. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-374-R Retail

ZC 85-59/87-1-37 Location: NE corner of Independence Pkwy. and Plano Pkwy.

Acreage: 6.9±

Restrictions:

1. Maximum Square Footage: 118,701 square feet of building area
2. Maximum Retail: 100% - Neighborhood Support Retail

   In addition to those uses permitted in Retail districts, the following uses shall be permitted:

   - office-showroom/warehouse
   - office-technical
   - scientific and research labs
3. Truck docks for these uses shall be located at grade level.
4. Maximum Floor Area Ratio: 0.5:1
5. Maximum Floor Area Ratio on any Given Lot: 0.75:1
6. Maximum Lot Coverage: 40% (inclusive of parking structures)
7. Maximum Building Height: Two story (36 feet) - all heights shall include mechanical/penthouse
8. Maximum Parking Structure Height: Two levels above grade (20 feet)
9. Setback Requirements: 50 feet from north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. This tract shall be deed restricted to limit the hours of operation to 17 total hours, preferably 11:00 p.m. to be the closing hour.
6. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
7. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
8. There will be no dedicated street adjacent and parallel to the residential district.

PD-374-R Retail

9. Parking structures shall be screened from view of the residential district through the use of natural screens.
10. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-375-R/O-2 Retail/Office-2

ZC 85-59/87-1-38 Location: North side of Plano Pkwy., 600± feet east of Independence Pkwy.

Acreage: 16.6±

Restrictions:

1. Maximum Square Footage: 317,117 square feet of building area
2. Maximum Retail: Ten percent - 31,711 square feet of building area. Freestanding retail shall not be permitted, except one restaurant of 6,000 square feet or larger. Subject to preliminary site plan approval, up to 25% of any building may be occupied by retail uses, except as restricted by the total retail space within the planned development district. The following are excluded from acceptable retail uses:
   - antique shop
   - bakery
   - discount, variety, or department store
   - drapery, needlework, or weaving shop
   - furniture or appliance store
   - greenhouse or nursery
   - handcraft store
   - household appliance service and repair
   - bowling alley
   - laundry and cleaning (self service)
   - mortuary or funeral parlor
   - pet shop
   - tool rental shop
   - gymnastic or dance studio
   - car wash
   - service station (with specific use permit only)
   - automobile parts sales (inside)
   - tire dealer (no outside storage)
   - automobile leasing

PD-375-R/O-2 Retail/Office-2

- arcade
- heating and air conditioning shop
- restaurant (drive-through type)
- veterinarian clinic or kennel (no outside storage)
- supermarket
- theater (indoor)
- automobile parking lot or garage
- truck and bus leasing
- railroad or bus passenger station

The following additional uses shall be permitted:

- office - showroom/warehouse
- office - technical
- scientific and research labs

Truck docks for these uses shall be at grade level.

3. Maximum Floor Area Ratio: 0.5:1
4. Maximum Floor Area Ratio on any Given Lot: 0.75:1
5. Maximum Lot Coverage: 40% (inclusive of parking structures)
6. Maximum Building Height: Three story (55 feet)
   a. Between 50 feet and 200 feet from north property line - two-story maximum height (36 feet)
   b. Between 200 feet and 300 feet from north property line - three-story maximum height (55 feet)

   All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Two levels above grade (20 feet)
8. Setback Requirements: 50 feet from north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.

PD-375-R/O-2 Retail/Office-2

4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. The restaurant shall be adequately screened from any residential district.
6. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
7. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
8. There will be no dedicated street adjacent and parallel to the residential district.
9. Parking structures shall be screened from view of the residential district through the use of natural screens.
10. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-376-R/O-2 Retail/Office-2

ZC 85-59/87-1-42 Location: NW corner of Custer Rd. and Plano Pkwy.

Acreage: 38.1±

Restrictions:

1. Maximum Square Footage: 747,707 square feet
2. Maximum Retail: Ten percent - 74,770 square feet of building area. Freestanding retail shall not be permitted, except one restaurant of 6,000 square feet or larger. Subject to preliminary site plan approval, up to 25% of any building may be occupied by retail uses, except as restricted by the total retail space within the planned development district. The following are excluded from acceptable retail uses:
   - antique shop
   - bakery
   - discount, variety, or department store
   - drapery, needlework, or weaving shop
   - furniture or appliance store
   - greenhouse or nursery
   - handcraft store
   - household appliance service and repair
   - bowling alley
   - laundry and cleaning (self service)
   - mortuary or funeral parlor
   - pet shop

PD-376-R/O-2 Retail/Office-2

- tool rental shop
- gymnastic or dance studio
- car wash
- service station (with specific use permit only)
- automobile parts sales (inside)
- tire dealer (no outside storage)
- auto leasing
- arcade
- heating and air conditioning shop
- restaurant (drive-through type)
- veterinarian clinic or kennel (no outside storage)
- supermarket
- theater (indoor)
- automobile parking lot or garage
- truck and bus leasing
- railroad or bus passenger station

The following additional uses shall be permitted:

- office - showroom/warehouse
- office - technical
- scientific and research labs

Truck docks for these uses shall be at grade level.

3. Maximum Floor Area Ratio: 0.5:1
4. Maximum Floor Area Ratio on any Given Lot: 0.75:1
5. Maximum Lot Coverage: 40% (inclusive of parking structures)
6. Maximum Building Height: Four story (70 feet)
   a. Between 50 feet and 200 feet from north property line - two-story maximum height (36 feet)
   b. Between 200 feet and 300 feet from north property line - three-story maximum height (55 feet)
   c. Between 300 feet from the north property line and the south property line - four story maximum height (70 feet)
7. All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Two levels above grade (20 feet)
9. Setback Requirements: 50 feet from north property line and 50 feet from Plano Pkwy.

PD-376-R/O-2 Retail/Office-2

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. The restaurant shall be adequately screened from the residential district.
6. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
7. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
8. There will be no dedicated street adjacent and parallel to the residential district.
9. Parking structures shall be screened from view of the residential district through the use of natural screens.
10. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-377-R/O-2 Retail/Office-2

ZC 99-54/99-10-27 Location: NE corner of Custer Rd. and Plano Pkwy.

ZC 85-59/87-1-44 Acreage: 26.5±

Restrictions:

1. Maximum Square Footage: 506,000 square feet
2. Maximum Retail: Ten percent - 50,600 square feet of building area. Freestanding retail shall not be permitted, except one restaurant of 6,000 square feet or larger. Subject to preliminary site plan approval, up to 25% of any building may be occupied by retail uses, except as restricted by the total retail space within the planned development district. The following are excluded from acceptable retail uses:
   - antique shop
   - bakery
   - discount, variety, or department store
   - drapery, needlework, or weaving shop

PD-377-R/O-2 Retail/Office-2

- furniture or appliance store
- greenhouse or nursery
- handcraft store
- household appliance service and repair
- bowling alley
- laundry and cleaning (self service)
- mortuary or funeral parlor
- pet shop
- tool rental shop
- gymnastic or dance studio
- car wash
- service station (with specific use permit only)
- automobile parts sales (inside)
- tire dealer (no outside storage)
- automobile leasing
- arcade
- heating and air conditioning shop
- restaurant (drive-through type)
- veterinarian clinic or kennel (no outside storage)
- supermarket
- theater (indoor)
- automobile parking lot or garage
- truck and bus leasing
- railroad or bus passenger station

The following additional uses shall be permitted:

- office - showroom/warehouse
- office - technical
- scientific and research labs

Truck docks for these uses shall be at grade level.

3. Maximum Floor Area Ratio: 0.5:1
4. Maximum Floor Area Ratio on any Given Lot: 0.75:1
5. Maximum Lot Coverage: 40% (inclusive of parking structures)

PD-377-R/O-2 Retail/Office-2

6. Maximum Building Height: Four story (70 feet)
   a. Between 50 feet and 200 feet from north property line - two-story maximum height (36 feet)
   b. Between 200 feet and 300 feet from north property line - three-story maximum height (55 feet)
   c. Between 300 feet from the north property line and the south property line - four story maximum height (70 feet)
   d. Between 200 feet from the north property line and the south property line - church steeple maximum height 85 feet
7. All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Two levels above grade (20 feet)
9. Setback Requirements: 50 feet from north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. The restaurant shall be adequately screened from any residential district.
6. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
7. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
8. There will be no dedicated street adjacent and parallel to the residential district.
9. Parking structures shall be screened from view of the residential district through the use of natural screens.
10. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-378-R/O-2 Retail/Office-2

ZC 85-59/87-1-49 Location: North side of Plano Pkwy., 2,000± feet east of Custer Rd.

Acreage: 4.2±

Restrictions:

1. Maximum Square Footage: 63,440 square feet
2. Maximum Retail: Ten percent - 6,344 square feet of building area. Freestanding retail shall not be permitted. Subject to preliminary site plan approval, up to 25% of any building may be occupied by retail uses, except as restricted by the total retail space within the planned development district. The following are excluded from acceptable retail uses:
   - antique shop
   - bakery
   - discount, variety, or department store
   - drapery, needlework, or weaving shop
   - furniture or appliance store
   - greenhouse or nursery
   - handcraft store
   - household appliance service and repair
   - bowling alley
   - laundry and cleaning (self service)
   - mortuary or funeral parlor
   - pet shop
   - tool rental shop
   - gymnastic or dance studio
   - car wash
   - service station (with specific use permit only)
   - automobile parts sales (inside)
   - tire dealer (no outside storage)
   - automobile leasing
   - arcade
   - heating and air conditioning shop
   - restaurant (drive-through type)
   - veterinarian clinic or kennel (no outside storage)
   - supermarket
   - theater (indoor)

PD-378-R/O-2 Retail/Office-2

- automobile parking lot or garage
- truck and bus leasing
- railroad or bus passenger station

The following additional uses shall be permitted:

- office - showroom/warehouse
- office - technical
- scientific and research labs

Truck docks for these uses shall be at grade level.

3. Maximum Floor Area Ratio: 0.5:1
4. Maximum Floor Area Ratio on any Given Lot: 0.75:1
5. Maximum Lot Coverage: 40% (inclusive of parking structures)
6. Maximum Building Height: Two story (36 feet) - All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Two levels above grade (20 feet)
8. Setback Requirements: 50 feet from north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
6. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
7. There will be no dedicated street adjacent and parallel to the residential district.
8. Parking structures shall be screened from view of the residential district through the use of natural screens.
9. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-379-R/O-2 Retail/Office-2

ZC 85-59/87-1-50 Location: North side of Plano Pkwy., 1,500± feet west of Alma Dr.

Acreage: 8.7±

Restrictions:

1. Maximum Square Footage: 121,859 square feet
2. Maximum Retail: Ten percent - 12,185 square feet of building area. Freestanding retail shall not be permitted. Subject to preliminary site plan approval, up to 25% of any building may be occupied by retail uses, except as restricted by the total retail space within the planned development district. The following are excluded from acceptable retail uses:
   - antique shop
   - bakery
   - discount, variety, or department store
   - drapery, needlework, or weaving shop
   - furniture or appliance store
   - greenhouse or nursery
   - handcraft store
   - household appliance service and repair
   - bowling alley
   - laundry and cleaning (self service)
   - mortuary or funeral parlor
   - pet shop
   - tool rental shop
   - gymnastic or dance studio
   - car wash
   - service station (with specific use permit only)
   - automobile parts sales (inside)
   - tire dealer (no outside storage)
   - automobile leasing
   - arcade
   - heating and air conditioning shop
   - restaurant (drive-through type)
   - veterinarian clinic or kennel (no outside storage)
   - supermarket

PD-379-R/O-2 Retail/Office-2

- theater (indoor)
- automobile parking lot or garage
- truck and bus leasing
- railroad or bus passenger station

The following additional uses shall be permitted:

- office - showroom/warehouse
- office - technical
- scientific and research labs

Truck docks for these uses shall be at grade level.

3. Maximum Floor Area Ratio: 0.5:1
4. Maximum Floor Area Ratio on any Given Lot: 0.75:1
5. Maximum Lot Coverage: 40% (inclusive of parking structures)
6. Maximum Building Height: Two story (36 feet) - All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Two levels above grade (20 feet)
8. Setback Requirements: 50 feet from the north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
6. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
7. There will be no dedicated street adjacent and parallel to the residential district.

PD-379-R/O-2 Retail/Office-2

8. Parking structures shall be screened from view of the residential district through the use of natural screens.
9. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-380-R/O-2 Retail/Office-2

ZC 85-59/87-1-40 Location: SW corner of Independence Pkwy. and Plano Pkwy.

Acreage: 24.0±

Restrictions:

1. Maximum Square Footage: 936,540 square feet
2. Maximum Retail: 5% - 46,827 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 1.05:1
4. Maximum Floor Area Ratio on any Given Lot: 1.75:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph 2 above, this tract may be developed to the full density permitted by Ordinance No. 87-1-40.
   d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: Eight story (120 feet) - All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Four levels above grade (40 feet)
8. Setback Requirement: 70 feet from Plano Pkwy.

PD-380-R/O-2 Retail/Office-2

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-381-R/O-2 Retail/Office-2

ZC 85-59/87-1-41 Location: West side of Independence Pkwy., 800± feet south of Plano Pkwy.

Acreage: 55.5±

Restrictions:

1. Maximum Square Footage: 5,292,095 square feet
2. Maximum Retail: 6% - 300,000 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.24:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.

PD-381-R/O-2 Retail/Office-2

c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.

d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.

5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: 25 story (360 feet) - All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Six levels above grade (60 feet)
8. Setback Requirement: 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-382-R/O-2 Retail/Office-2

ZC 85-59/87-1-39 Location: SE corner of Independence Pkwy. and Plano Pkwy.

Acreage: 30.8±

Restrictions:

1. Maximum Square Footage: 3,454,000 square feet
2. Maximum Retail: 5% - 172,700 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.

PD-382-R/O-2 Retail/Office-2

3. Maximum Floor Area Ratio: 2.65:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All TSM improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
   d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: 25 story (360 feet) - Maximum height of eight stories (120 feet) within 250 feet of the south right-of-way for Plano Pkwy. Fifty percent of any structures within 250 feet of Plano Pkwy. shall not exceed six stories (90 feet) in height. All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Six levels above grade (60 feet)
8. Setback Requirement: 70 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.

PD-382-R/O-2 Retail/Office-2

5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-383-R/O-2 Retail/Office-2

ZC 85-59/87-1-43 Location: SW corner of Custer Rd. and Plano Pkwy.

Acreage: 28.0±

Restrictions:

1. Maximum Square Footage: 1,100,000 square feet
2. Maximum Retail: 7% - 75,000 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 1.91:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
   d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: 20 story (290 feet) - A maximum ten story (150 feet) height limit within 250 feet of the south right-of-way line of Plano Pkwy. All heights shall include mechanical/penthouse.
7. Maximum Parking Structure Height: Six levels above grade (60 feet)
8. Setback Requirement: 70 feet from Plano Pkwy.

PD-383-R/O-2 Retail/Office-2

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-384-R/O-2 Retail/Office-2

ZC 85-59/87-1-45 Location: SE corner of Custer Rd. and Plano Pkwy.

Acreage: 62.1±

Restrictions:

1. Maximum Square Footage: 4,411,000 square feet
2. Maximum Retail: 5% - 220,550 square feet of building area. Retail uses shall be those permitted in the Retail district of the Zoning Ordinance. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.06:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.

PD-384-R/O-2 Retail/Office-2

c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.

d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.

5. Maximum Lot Coverage: 50% (inclusive of parking structures)

6. Maximum Building Height: One 25 story (360 feet) building to be located adjacent to S.H. 190 and a minimum of 1,500 feet east of Custer Road; remainder 20 stories (290 feet).

7. Within 250 feet of the south right-of-way line of Plano Pkwy. a maximum eight story height (120 feet) is allowed. No more than 50% of the structures within this setback shall exceed six stories (90 feet). One building at the southeast corner of Custer Rd. and Plano Pkwy. may be ten stories (150 feet). All heights shall include mechanical/penthouse.

8. Maximum Parking Structure Height: Six levels above grade (60 feet)

9. Setback Requirement: 70 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.

2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.

3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.

4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.

5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-385-R/O-2 Retail/Office-2

ZC 85-59/87-1-46 Location: South side of Plano Pkwy., 2,500± feet east of Custer Rd.

Acreage: 32.5±

Restrictions:

1. Maximum Square Footage: 2,662,000 square feet
2. Maximum Retail: 5% - 133,100 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.57:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
   d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: Two 25 story (360 feet) buildings to be located adjacent to S.H. 190; remainder 20 story (290 feet).
7. Maximum building height of eight stories (120 feet) is allowed within 425 feet of the south right-of-way line of Plano Pkwy. No more than 50% of any structures within 425 feet of the south right-of-way line of Plano Pkwy. shall exceed six stories (90 feet). All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Six levels above grade (60 feet)
9. Setback Requirement: 70 feet from Plano Pkwy.

PD-385-R/O-2 Retail/Office-2

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-386-R/O-2 Retail/Office-2

ZC 85-59/87-1-47 Location: South side of Plano Pkwy., 1,600± feet west of Alma Dr.

Acreage: 26.1±

Restrictions:

1. Maximum Square Footage: 2,332,000 square feet
2. Maximum Retail: 5% - 116,600 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 2.94:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.

PD-386-R/O-2 Retail/Office-2

c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.

d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.

5. Maximum Lot Coverage: 50% (inclusive of parking structures)

6. Maximum Building Height: 20 story (290 feet)

7. A maximum eight story height (120 feet) within 250 feet of the south right-of-way line of Plano Pkwy. is allowed. No more than 50% of any structures within 250 feet of the south right-of-way line of Plano Pkwy. shall exceed six stories (90 feet). All heights shall include mechanical/penthouse.

8. Maximum Parking Structure Height: Six levels above grade (60 feet)

9. Setback Requirement: 70 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.

2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.

3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.

4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.

5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-387-R/O-2 Retail/Office-2

ZC 85-59/87-1-48 Location: South side of Plano Pkwy., 1,000± feet west of Alma Dr.

Acreage: 20.9±

Restrictions:

1. Maximum Square Footage: 1,056,000 square feet
2. Maximum Retail: 5% - 52,900 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 1.54:1
4. Maximum Floor Area Ratio on any Given Lot: 3:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
   d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)
6. Maximum Building Height: 20 story (290 feet)
7. A maximum eight story height (120 feet) within 250 feet of the south right-of-way line of Plano Pkwy. is allowed. No more than 50% of the structures within 250 feet of the south right-of-way line of Plano Pkwy. shall exceed six stories (90 feet). All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Six levels above grade (60 feet)
9. Setback Requirement: 70 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.

PD-387-R/O-2 Retail/Office-2

3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-388-R/O-2 Retail/Office-2

ZC 85-59/87-1-52 Location: SW corner of Alma Dr. and Plano Pkwy.

Acreage: 14.6±

Restrictions:

1. Maximum Square Footage: 946,000 square feet
2. Maximum Retail: 5% - 47,300 square feet of building area. Retail uses shall be those permitted in the Retail district. Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 1.75:1
4. Maximum Floor Area Ratio on any Given Lot: 1.75:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.
      (2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.
   b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.
   c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.
   d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.
5. Maximum Lot Coverage: 50% (inclusive of parking structures)

PD-388-R/O-2 Retail/Office-2

6. Maximum Building Height: 20 story (290 feet)
7. Maximum eight story height (120 feet) within 250 feet of the south right-of-way line of Plano Pkwy. is allowed. No more than 50% of any structures within 250 feet of the south right-of-way line of Plano Pkwy. shall exceed six stories (90 feet). All heights shall include mechanical/penthouse.
8. Maximum Parking Structure Height: Six levels above grade (60 feet)
9. Setback Requirement: 70 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads, and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

PD-393-R/O-2 Retail/Office-2

ZC 85-59/87-1-56 Location: North side of future S.H. 190, 1,500± feet east of K Ave. (S.H. 5)

Acreage: 26.8±

Restrictions:

1. Maximum Square Footage: 880,000 square feet
2. Maximum Retail: 100% - Location of retail uses shall be determined at preliminary site plan approval.
3. Maximum Floor Area Ratio: 1.84:1
4. Maximum Floor Area Ratio on any Given Lot: 2.5:1
   a. Maximum density on this tract shall not exceed a Floor Area Ratio of 0.75:1 until such time as:
      (1) Major arterial thoroughfares and collector streets identified in the official Thoroughfare Plan for the City of Plano abutting the tract shall be improved to their designated design width.

PD-393-R/O-2 Retail/Office-2

(2) All transportation system management improvements to Plano Pkwy. (identified in the below mentioned study) abutting the tract shall have been constructed.

b. Maximum density on this tract shall not exceed a Floor Area Ratio of 1:1 until such time as the first construction contract for that portion of S.H. 190 (including a minimum of four main lanes, i.e., two lanes in each direction) abutting the tract shall be awarded by the State Department of Highways and Public Transportation.

c. Following the award of the first construction contract in Paragraph B above, this tract may be developed to the full density permitted by this ordinance.

d. At the time of preliminary site plan approval, development density may be distributed to allow higher floor area ratios on individual building sites. Any increase in floor area ratios on individual building sites shall not increase the total developable square footage permitted for this planned development district. Approval of higher floor area ratios shall be at the discretion of City Council, based on a finding that the increase does not adversely affect the capacity of the transportation system.

5. Maximum Lot Coverage: 50% (inclusive of parking structures)

6. Maximum Building Height: 25 story (360 feet). All heights shall include mechanical/penthouse.

7. Maximum Parking Structure Height: Six levels above grade (60 feet)

8. Setback Requirement: Minimum 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential (Sections 3.500, 3.600, and 3.700) shall apply to this tract.

2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway's capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning.

3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.

4. All subsequently approved preliminary site plans and site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./S.H. 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.

5. A plan for collector street development for the area south of Plano Pkwy. shall be prepared by the applicants and adopted by City Council prior to the approval of any preliminary site plan in this area. This study shall define further public streets required to serve the proposed development and primary points of access to Plano Pkwy., S.H. 190 frontage roads and north/south thoroughfares. The study will demonstrate ways to direct traffic to S.H. 190 and minimize access to Plano Pkwy. from buildings fronting on S.H. 190.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

DESIGN GUIDELINES FOR PD-373-R/O-2 THROUGH PD-393-R/O-2

LANDSCAPING

1. All landscaping for any building within the development shall be completed no later than 90 days after completion of building or the date of issuance of a Certificate of Occupancy for the building, whichever shall occur first.

2. Landscaping shall be a minimum 30-foot wide (from street right-of-way) landscape buffer zone placed adjacent to Plano Pkwy., Custer Rd., and Independence Pkwy. The design intent shall be to create a linear-park quality landscape buffer zone that provides a pleasant roadway edge treatment. The following criteria shall be imposed on the design of the landscape in this zone:

   a. Any head-in parking adjacent to this zone shall be screened by a continuous three-foot high shrub mass (refer to recommended plant list in the ordinance) or other living screen and/or mound. All other locations within the landscape buffer zone shall have a mound that varies in height from 0.5 feet to three feet, as measured from the top of the adjacent street curb and shall be covered in grass.

   b. Trees shall be provided at a rate of one per 600 square feet of landscape buffer zone in an informal design. Twenty-five percent of the trees shall have a minimum four inch caliper and the remaining 75% shall have a minimum two inch caliper. The larger caliper trees shall be placed nearer to the mid-rise office buildings. The landscaping of this zone shall be designed and constructed by the adjacent landowners, and all phases shall be approved by the Review Committee.

   c. Permanent maintenance of this zone shall be provided and managed by Rosewood and Hunt Properties; the fees will be collected from adjacent landowners to support the maintenance expense.

   d. All sidewalks shall be allowed to meander throughout the landscape buffer zone no closer than five feet to the back of the curb. Sidewalks shall not exceed a two percent cross-slope nor shall they exceed a five percent longitudinal slope.

   e. Dead plants shall be promptly removed and replaced with plants of similar size and caliper in a timely manner. The Review Committee shall reserve the right to reject any plant it deems out of character, either new or replacement.

SCREENING

1. Screening shall be constructed of solid masonry materials and in a character which is complementary with its surroundings. Landscaping materials would normally be included to provide additional screening. Refer to approved construction detailing and material combinations (located in the ordinance).

2. Storage areas, trash containers, docking facilities, mechanical and utility fixtures, etc. shall not be placed at locations which are visually in conflict with the intended character of the new or existing surroundings. Miscellaneous out-buildings for storage or mechanical purposes only, which are not generally occupied for retail or office use (except parking structures), are prohibited.

3. A continuous, solid masonry fence shall be provided along the property line adjacent to the residential district. The fence shall have a minimum height of six feet. Masonry and costs of the fence shall be apportioned to all nonresidential landowners along the property line. Living screens versus masonry screening walls abutting residential areas shall be determined on a tract-by-tract basis in accordance with the city ordinances existing at the time of preliminary site plan approval.

DESIGN GUIDELINES FOR PD-373-R/O-2 THROUGH PD-393-R/O-2

4. Adjacent landowners identified in the Design Guidelines shall be understood to mean nonresidential landowners within the area being rezoned by this ordinance and not adjacent residential landowners.

SIGNS

All signs must be approved by the Review Committee in writing prior to installation. Normally, such approval will be limited to those signs which:

a. Identify the name of business of the occupant or which offer the premises for sale or lease.

b. Are not of an unusual size or shape when compared to the building or buildings on the premises.

c. Do not block or detract from adjacent property nor impede visual site lines at road intersections. Setbacks at intersections for signs will be subject to approval by the Review Committee.

d. Preserve the quality and character of the area.

e. Are in compliance with Section 3.1600 or are approved by the Plano Sign Board of Appeals.

f. Flashing, moving, or inappropriately-colored signs shall not be permitted. The declarant shall have the right to enter on and to remove any sign erected without such written approval.

g. There shall be one permanent entry sign to identify individual projects within the landscape buffer zone which shall be as follows:

- Located along Plano Pkwy. and/or along Custer Rd. and Independence Pkwy.
- Shall bear each project's name.
- Shall be in conformance with a. through g. above.

h. Individual project signs shall be limited as follows:

- One per project.
- Spaced no closer than 100 feet apart.
- Shall bear the project's name and address only, with no advertising permitted, other than professional organizations associated with the project generally shown on project signage.
- Shall be monument style and placed among the mounds in the landscape buffer zone in such a way as to maximize legibility while maintaining visual continuity along Plano Pkwy., Custer Rd., and Independence Pkwy.

EXTERIOR ILLUMINATION

1. Decorative illumination will be required along all frontage, inclusive of the landscape buffer zone. Each landowner shall bear the cost of installation, maintenance, and operation of the decorative illumination system. The decorative illumination shall require approval of the Review Committee.

2. Special effect lighting is encouraged. This could be achieved by building up-lighting or down-lighting, etc. If Bollard lighting is used, it should not exceed 42 inches in height with spacing not to exceed 30 feet on center. All landscape lighting is to be with metal halide lamps or an approved alternative. The intent is to ensure all light sources are compatible.

DESIGN GUIDELINES FOR PD-373-R/O-2 THROUGH PD-393-R/O-2

STREET FURNITURE

1. Wood Benches - All benches shall be a durable wood.
2. The benches shall be contour in shape with locations adjacent to all sidewalks. The same or equal to cut sheet standard.
3. Trash Receptacles - Receptacles shall be of a similar wood as used on benches. Receptacles shall be low, round, and unobtrusive. The same or equal to cut sheet standard.

MASS TRANSIT/BUS STOPS

Bus stops or other mass transit areas, as defined in the Plano Parkway Enhancement Study, designated along the buffer zone shall be installed and the cost thereof shall be apportioned to all nonresidential landowners on the tract.

STRUCTURE MATERIALS

Forty percent of the exterior of all office buildings shall be masonry or other native materials.

PD-398-RC/PF Recreation Complex/Public Facilities

ZC 95-09/95-4-12 Location: SW corner of Custer Rd. and Ridgeview Ln.

ZC 86-110/87-2-7 Acreage: 16.0±

Restrictions:

1. Custer Rd. improvements from Hedgcoxe Rd. to S.H. 121 shall be included within the 1988-89 Capital Improvements Program. Subsequent contracts for the construction of the improvements shall contain incentive provisions for early completion.
2. Construction of a landscape berm of sufficient height and mass to screen views of the transfer station from Custer Rd.
3. Provision of appropriate traffic control and safety warning signals, signs, and markings at the intersection of Ridgeview Dr. and Custer Rd. and transfer station drives.
4. Restricting transfer truck access to the site to Custer Rd. and from the site to S.H. 121.
5. Permitted uses shall allow:
   a. Lighted and unlighted athletic fields, tennis courts, basketball courts, swimming pools, recreation centers, hiking trails, bicycle trails, picnic areas, and playgrounds.
   b. Concession stands, restrooms, shelter areas, and parking lots.
   c. Service yards and maintenance facilities.
   d. Fire and police stations.
   e. Public libraries.
   f. Public schools.
   g. Utility distribution and transmission lines.
   h. Transportation and utility structures/facilities.
   i. Public offices, community centers, and solid waste transfer centers.
   j. Other uses related to or accessory to active and passive recreational activities.

PD-398-RC/PF Recreation Complex/Public Facilities

6. Minimum 100-foot wide landscape zone adjacent to Custer Rd. and a minimum 50-foot wide landscape zone along Ridgeview Dr. at the solid waste transfer station site.
7. Provision of a landscape and screening plan for staff approval at the time of site plan submittal for the solid waste transfer station.
8. No lighted athletic fields or lighted parking lots shall be located within 300 feet of a residentially zoned district.
9. Minimum Building Setback: 50 feet
10. Maximum Building Height: Two story

PD-399-PH Patio Home

ZC 90-43/91-5-16 Location: South side of Legacy Dr., 130± feet east of Sweetwater Dr.

ZC 88-12/88-5-22 Acreage: 25.6±

ZC 86-108/87-1-57

Restrictions:

1. Total Number of Lots: 125
2. Maximum Density: 4.76 dwelling units per acre
3. Minimum Lot Width: 50 feet
4. Minimum Lot Depth: 90 feet
5. Minimum Lot Area: 5,500 square feet
6. Minimum Front Yard: May be staggered between 20 and 30 feet, with an average of 25 feet throughout the development.
7. Minimum Side Yard: Five feet
8. Minimum Rear Yard: Ten feet
9. Maximum Building Height: Two story (35 feet)
10. Units may be centered on lots.
11. Provision for no open space.

PD-400-R Retail

ZC 2001-01/2001-3-9 Location: East side of Independence Pkwy., 540± feet north of McDermott Rd.

ZC 86-109/87-1-13 Acreage: 14.9±

Restrictions:

1. Maximum Height: One story
2. Maximum Floor Area Ratio: 0.3:1

PD-402-R/O-2 Retail/Office-2

ZC 2002-19/2002-6-13 Location: SW corner of Ohio Dr. and Plano Pkwy.

ZC 86-118/87-2-11 Acreage: 18.3±

Restrictions:

1. Office - showroom/warehouse and scientific and research uses are additional allowed uses.
2. Maximum building height setback, as measured from the centerline of Plano Pkwy., shall be limited to two story (35 feet) to a distance of 150 feet; five story (74 feet) between 150 feet and 400 feet; eight story (113 feet) between 400 feet and 700 feet; and 20 story (282 feet) on the remainder of the tract.
3. Provision of a 30-foot wide landscape edge adjacent to the right-of-way along Plano Pkwy.
4. Provision of a 30-foot wide landscape edge adjacent to the existing curb along Ohio Dr.
5. Underground utilities and signage requirements of the 190 Tollway/Plano Parkway Overlay District apply to the entire property.

PD-403-LI-1 Light Industrial-1

ZC 86-115/87-2-9 Location: SE corner of Jupiter Rd. and Research Dr.

Acreage: 16.8±

Restrictions:

1. Retail uses shall be permitted.
2. Approval of the circulation plan for the entire tract is required prior to the approval of any preliminary site plan on this tract.

PD-404-LI-1 Light Industrial-1

ZC 86-116/87-2-10 Location: SE corner of Jupiter Rd. and Technology Dr.

Acreage: 24.6±

Restrictions:

1. Retail uses shall be permitted.
2. Minimum front yard setbacks shall be 25 feet with no parking in the setback area or 50 feet with parking in the setback area.
3. Approval of the circulation plan of the entire tract is required prior to the approval of any preliminary or final site plan on this tract.

PD-423-PH Patio Home

ZC 92-44/92-8-3 Location: SW corner of Nassau Dr. and Parkwood Blvd.

ZC 87-20/87-6-10 Acreage: 32.8±

Restrictions:

1. Minimum Lot Size: 5,500 square feet
2. Minimum Lot Width: 50 feet
3. No open space requirements.

PD-425-SF-6 Single-Family-6

ZC 87-33/87-7-17 Location: North and east of Legacy Dr. and Custer Rd.

Acreage: 29.7±

Restrictions:

1. A 20-foot front yard setback.
2. Submission of a landscape plan at the time of final plat approval, showing the provision of one three-inch caliper tree for those lots utilizing the 20-foot front yard setback.

PD-426-R/O-2 Retail/Office-2

ZC 2002-05/2002-4-10 Location: SE corner of Ohio Dr. and Plano Pkwy.

ZC 99-57/2000-1-7 Acreage: 29.2±

ZC 86-105/87-7-12

Restrictions:

1. Car dealers may be allowed by specific use permit.
2. Maximum Floor Area Ratio on any Given Lot: 1:1
3. Maximum retail development shall not exceed 217,442 square feet of the total development (29.2± acres) and is to be located within the 16.0± acres on the southeast corner of Plano Pkwy. and Ohio Dr.
4. Maximum building setback heights, as measured from the curb line of Plano Pkwy., shall be limited to two story (35 feet) up to a distance of 200 feet; four story (61 feet) between 200 and 400 feet; eight story (113 feet) between 400 and 700 feet; and 20 story (282 feet) on the remainder of the tract.
5. Provision of a 30-foot wide landscape buffer adjacent to the existing curb of Ohio Dr.

PD-427-O-2 Office-2

ZC 2003-11/2003-6-11 Location: SE corner of Parker Rd. and Communications Pkwy.

ZC 87-40/87-8-11 Acreage: 41.9±

Restrictions:

1. No structure shall be located within 60 feet of any dedicated street.

PD-427-O-2 Office-2

2. All structures above two stories shall be located a minimum of 125 feet from a residential district.
3. Eight-story medical office buildings shall be a maximum of 125 feet in height and shall be set back a minimum of 160 feet from the zoning district boundary line.
4. Ten story buildings shall be a maximum height of 150 feet and shall be set back a minimum of 300 feet from the zoning district boundary line.
5. Submittal of the landscape and screening plan for staff approval.
6. A minimum of ten percent of the site shall be landscape area.
7. A minimum 30-foot wide landscape buffer shall be placed adjacent to all zoning district boundaries except where abutting defined open space on adjacent properties.
8. A three-foot high berm with a minimum three-foot high living screen shall be constructed along the southern edge of the property to the existing creek.
9. Dedication of a 15-foot wide utility easement adjacent to Midway Rd. and Parker Rd. for the future placement of underground utilities.
10. The office portion of the development is to be restricted to medical offices only.

PD-428-O-1 Office-1

ZC 87-44/87-8-24 Location: North side of West Park Blvd., 427± feet west of Ventura Dr.

Acreage: 1.0±

Restrictions:

1. Maximum Building Height: 38 feet
2. Approval of a landscape and screening plan and maintenance agreement regarding offsite landscaping at the time of site plan submittal.
3. A 30-foot wide landscape buffer shall be provided adjacent to West Park Blvd. and shall be measured from curb to curb.
4. A minimum three-foot high continuous berm is required where parking is adjacent to the west boundary line.
5. A ground lease agreement must be approved by the City Attorney and filed with the City Secretary relative to paving and screening of improvements on the fire station property.
6. Maximum Floor Area Ratio: 0.35:1
7. Windows above the first floor on the north side shall be translucent.
8. The roof shall be gabled north to south and constructed at not less than 6:12 pitch and no greater than a 7:12 pitch on the north side of the structure.
9. The northern building setback shall be a minimum of 45 feet and the height of the structure at this point shall not exceed 12 feet.
10. A bank shall be a permitted use.

PD-429-O-1 Office-1

ZC 87-42/87-9-17 Location: West side of Coit Rd., 800± feet south of Legacy Dr.

Acreage: 3.6±

Restrictions:

1. PD-O-1 designation.
2. One story height limit.
3. A maximum of 46,800 square feet of development.
4. Veterinary clinics are permitted.

PD-432-O-2 Office-2

ZC 2000-61/2000-8-43 Location: West side of Coit Rd., 1,600± feet south of S.H. 121

ZC 87-49/87-11-8 Acreage: 3.0±

Restrictions:

1. Maximum Floor Area Ratio: 0.3:1
2. Maximum Lot Coverage: 15%; 30% for sites of two acres or less (if 300 feet or more from major thoroughfares or arterials)
3. Permeable Surface Requirement: 25% for sites under two acres (if 300 feet or more from major thoroughfares or arterials)
4. Maximum Height: Six story (100 feet)
5. Structured Parking: Two levels (22 feet) at or above grade
6. Setbacks:
   a. 150 feet from S.H. 121
   b. 100 feet from major thoroughfares or arterials. May be reduced to 50 feet if two stories or less and no parking is placed in front of the building.
   c. 75 foot side and rear yards
   d. 150 feet from residential development
7. Minimum landscape area in parking lots.
8. Maximum five percent of the total floor area may be incidental retail uses.
9. Light manufacturing and scientific/research laboratories shall be permitted uses.
10. Thirty-foot landscape edge is required along S.H. 121, Coit Rd., McDermott Rd., and crossing major thoroughfares (Type C or above). A 15-foot landscape edge is required along Type E thoroughfares. This buffer shall be measured from the property line. The area between the curb and the property line should also be maintained in living condition by the property owner.
11. Low profile monument signs only, eight feet in height or less.
12. Parking areas should have landscape screens around them and landscape islands within them.

PD-432-O-2 Office-2

13. Provisions for underground utility lines other than major transmission lines.
14. Reservation of 225 feet from the centerline of S.H. 121 as future right-of-way and prohibition of buildings or parking facilities within that area.

PD-433-MF-2 Multifamily-2

ZC 87-49/87-11-8 Location: SE corner of Ridgeview Ln. and Coit Rd.

Acreage: 17.0±

Restrictions:

1. Maximum Height: Two story (40 feet)
2. Thirty-foot landscape edge is required along S.H. 121, Coit Rd., McDermott Rd., and crossing major thoroughfares (Type C or above). A 15-foot landscape edge is required along Type E thoroughfares. This buffer shall be measured from the property line. The area between the curb and the property line should also be maintained in living condition by the property owner.
3. Low profile monument signs only, eight feet in height or less.
4. Parking areas should have landscape screens around them and landscape islands within them.
5. Provisions for underground utility lines other than major transmission lines.
6. Reservation of 225 feet from the centerline of S.H. 121 as future right-of-way and prohibition of buildings or parking facilities within that area.

PD-434-R Retail

ZC 87-49/87-11-8 Location: NE corner of McDermott Rd. and Coit Rd.

Acreage: 10.7±

Restrictions:

1. Maximum Floor Area Ratio: 0.25:1
2. Minimum ten percent of the site to be landscaped.
3. Thirty-foot landscape edge is required along S.H. 121, Coit Rd., McDermott Rd., and crossing major thoroughfares (Type C or above). A 15-foot landscape edge is required along Type E thoroughfares. The buffer shall be measured from the property line. The area between the curb and the property line should also be maintained in living condition by the property owner.
4. Low profile monument signs only, eight feet in height or less.
5. Parking area should have landscape screens around them and landscape islands within them.
6. Provisions for underground utility lines other than major transmission lines.
7. Reservation of 225 feet from the centerline of S.H. 121 as future right-of-way and prohibition of buildings or parking facilities within that area.

PD-435-LI-1 Light Industrial-1

ZC 83-61/87-11-7 Location: South side of Parker Rd., 700± feet west of Marsh Ln.

Acreage: 28.5±

Restrictions:

1. Maximum Height: Five story
2. No outside storage or manufacturing shall be allowed.

PD-437-MF-3 Multifamily-3

ZC 98-38/98-7-24 Location: NW corner of Marsh Ln. and Parker Rd.

ZC 83-61/87-11-7 Acreage: 44.9±

Restriction:

Maximum Density: 25 units per acre

PD-438-R Retail

ZC 87-73/88-6-4 Location: SW corner of Coit Rd. and Hedgcoxe Rd.

Acreage: 13.7±

Restrictions:

1. Uses shall be limited to retail and office uses within 150 feet of the western property boundary adjacent to a proposed collector street. No automobile service uses (gas sales, car wash, oil change, etc.) or drive-through operation shall be permitted within this area.
2. A 15-foot landscape edge shall be provided on the western property line, with one four-inch caliper tree for each 750 square feet of landscaping.
3. Hedgcoxe Rd. (two lanes) shall be constructed by January 1991, from Coit Rd. west to the existing pavement, and four lanes prior to any retail construction, said improvements to be constructed in accordance with the Hedgcoxe Road Extension Agreement between the city and Murray Savings Association. Right-of-way for Hedgcoxe Rd. shall also be dedicated in accordance with said agreement.

PD-439-SF-7 Single-Family-7

ZC 92-95/93-5-9 Location: NW corner of Coit Rd. and Quincy Ln.

ZC 87-73/88-6-4 Acreage: 122.4±

Restriction:

A minimum of 25% of the lots east of the TP&L easement shall be developed at SF-9 standards.

PD-441-Res Residential

ZC 93-07/93-5-31 Location: SW corner of Midway Rd. and Windhaven Pkwy.

ZC 87-16/88-4-16 Acreage: 32.2±

Restrictions:

1. The Parkbrooke phase II land study shall become a part of this ordinance and is attached as Exhibit A.
2. A minimum 9,000 square foot lot area is required north of the floodplain.
3. Subject to the above restrictions, single-family residential shall be developed according to SF-7 zoning district requirements.
4. Construction of the road(s) adjacent to the west district boundary line, north of the floodplain, shall be the responsibility of the developer of this district.

PD-446-R/O-2 Retail/Office-2

ZC 86-100/89-3-26 Location: West side of U.S. 75, 3,000± feet north of Parker Rd.

Acreage: 26.5±

Restrictions:

1. PD-R/O-2 designation west of Premier Dr.
2. Light Commercial designation east of Premier Dr.
3. The maximum building height shall be four stories when located within 1,600 feet from Premier Dr. and 250 feet from the south property line. The maximum building height shall be six stories when located within 650 feet of Premier Drive and 250 feet from the south property line. The remaining property shall be permitted a maximum building height of two stories.
4. All retail uses shall be located within 400 feet of and have immediate access to Premier Dr.
5. Maximum two-level parking structures. All parking structures shall have exterior finishes of similar material and color as adjacent structures on the site.
6. Provision of a landscape and screening plan indicating a six-foot masonry screening wall and large trees along the northern property line and the south property line where adjacent to residential property, and a berm with large trees along the west property line is required. This plan shall be submitted at the time of site plan approval.
7. Maximum Floor Area Ratio: 0.75:1.
8. An agreement shall be approved by the City Attorney and filed with the City Secretary regarding drainage improvements in Thunderbird Ln. and on the Hicks and Pinkus/McCord properties prior to final adoption of the Zoning Ordinance.

PD-447-R/MF-2 Retail/Multifamily-2

ZC 95-25/95-11-29 Location: SW corner of Spring Creek Pkwy. and Preston Rd.

ZC 89-27/89-11-29 Acreage: 72.3±

Restrictions:

1. Approval of the development agreement for the installation of traffic signals at the two specified locations prior to site plan approval.
2. The boundary between residential and nonresidential uses shall be determined at the time of preliminary site plan approval and prior to any development of the site.
3. PD-MF-2
   a. No less than 12 net acres and no more than 16 net acres may be used for multifamily development.
   b. Primary access shall be from Lorimar Dr.
   c. A 20-foot landscape area outside of the right-of-way shall be provided along Lorimar Dr.
4. PD-R
   a. A maximum of 500,000 square feet of development shall be allowed.
   b. Maximum Height: Two story (50 feet)
   c. One multipurpose sign for Spring Creek Pkwy. and one multipurpose sign for Preston Rd. shall be allowed. All other signs shall be monument signs.
   d. All building facades shall be consistent and compatible and finished on all sides.
   e. A ten-foot landscape area outside of the right-of-way shall be provided along Lorimar Dr.
   f. Pad sites (structures below 5,000 square feet) shall be limited to one per five net acres devoted to retail use.
   g. A 30-foot landscape area outside of the right-of-way shall be provided along Preston Rd. and Spring Creek Pkwy. This area may be reduced to 20 feet subject to approval of a landscape and screening plan by the Planning & Zoning Commission with preliminary plat approval.

PD-448-MF-2 Multifamily-2

ZC 89-33/90-2-22 Location: 950± feet south of Parker Rd., 200± feet east of Midway Rd.

Acreage: 11.8±

Restrictions:

1. Buildings shall be limited to a two story height within 100 feet of all property lines.
2. A 25-foot landscape area outside of the right-of-way along the Type C thoroughfare.

PD-449-MF-3 Multifamily-3

ZC 89-34/90-1-8 Location: SE corner of Preston Rd. and Tulane Dr.

Acreage: 15.0±

Restrictions:

1. Maximum Number of Units: 268
2. Maximum Height: Two story
3. A 30-foot landscape buffer along Preston Rd.
4. Underground utilities along Preston Rd.
5. Signage is limited to monument and face signs. Monument signs are not to exceed eight feet in height along Preston Rd.
6. Provision of a landscape screen along surface parking areas on Preston Rd. and installation of planting islands within these areas.

PD-450-SF-9 Single-Family-9

ZC 89-27/90-2-34 Location: North side of Parker Rd., 1,338± feet west of Preston Rd.

Acreage: 144.2±

Restrictions:

1. Minimum Lot Size: 20,000 square feet adjacent to El Ranchero Estates and 15,000 square feet east of White Rock Creek
2. A ten-foot landscape area outside of the right-of-way shall be provided where screening walls or fences are required or provided along collector streets.
3. Lots shall be allowed to abut the north side of the floodplain of Stream 5B-27 within 550 feet of the east boundary of El Ranchero Country Estates and along the south side of the floodplain of Stream 5B-27 to within 300 feet of the centerline of Road B.
4. Lots shall directly abut the centerline of White Rock Creek for 150 feet north from El Ranchero Country Estates. From this point, lots shall be allowed west of Road A for a distance of 1,000 feet from the north property line of El Ranchero Country Estates and shall encompass a portion of the drainage easement provided for White Rock Creek as approved by the City Engineer.

PD-451-SF-7 Single-Family-7

ZC 89-27/90-2-34 Location: South side of future Lorimar Dr., 969± feet west of Preston Rd.

Acreage: 30.8±

Restrictions:

1. Minimum Lot Size: 8,000 square feet
2. A road shall parallel the north floodplain boundary of Stream 5B-27.

PD-452-SF-9 Single-Family-9

ZC 89-27/90-2-34 Location: West side of Preston Rd., 1,346± feet north of Parker Rd.

Acreage: 24.5±

Restrictions:

1. Minimum Lot Size: 10,000 square feet
2. A 15-foot landscape area outside of the right-of-way shall be provided where screening walls or fences are required or provided along collector streets.
3. A road shall parallel the south floodplain boundary of Stream 5B-27.
4. A 30-foot landscape area outside of the right-of-way shall be provided along Preston Rd. and Spring Creek Pkwy. This area may be reduced to 20 feet subject to approval of a landscape and screening plan by the Planning & Zoning Commission with preliminary plat approval.

PD-453-SF-7 Single-Family-7

ZC 89-27/90-2-34 Location: NW corner of Preston Rd. and Parker Rd.

Acreage: 52.9±

Restrictions:

1. Minimum Lot Size: 8,000 square feet
2. A 30-foot landscape area outside of the right-of-way shall be provided along Preston Rd. and Parker Rd. This area may be reduced to 20 feet subject to approval of a landscape and screening plan by the Planning & Zoning Commission with preliminary plat approval.

PD-455-SF-6 Single-Family-6

ZC 89-47/90-2-21 Location: East side of Midway Rd., 360± feet north of Bermuda Dunes Dr.

Acreage: 26.2±

Restrictions:

1. Minimum Lot Size: 7,000 square feet
2. Eighty-five percent of the lots shall be a minimum of 7,800 square feet in size.

PD-456-O-2 Office-2

ZC 98-107/99-2-20 Location: SE corner of Spring Creek Pkwy. and Jupiter Rd.

ZC 98-88/98-11-42 Acreage: 149.9±

ZC 89-15/90-2-26

Restrictions:

1. Maximum Height: Three story
2. A 30-foot landscape buffer along Jupiter Rd. and Spring Creek Pkwy.
3. Dedication of utility easements for the placement of electrical utilities underground, except those adjacent to the south property line.

PD-456-O-2 Office-2

4. No lighted athletic facilities within 300 feet of residentially zoned property.
5. A six-foot wrought iron fence is allowed within the 50-foot building setback line along Jupiter Rd.

PD-457-R/O-2 Retail/Office-2

ZC 90-26/90-9-7 Location: NW corner of Preston Rd. and Plano Pkwy.
Acreage: 19.3±

Restrictions:

1. Maximum Floor Area Ratio: 0.4:1
2. Maximum Building Area: 175,000 square feet
3. Maximum Retail Use Allowed: 110,000 square feet
4. No single retail building shall exceed 35,000 square feet.
5. No single tenant shall exceed 35,000 square feet.
6. Maximum Height: Two story (35 feet)
7. A 30-foot landscape edge measured from the property line along Plano Pkwy. and Preston Rd.
8. No restaurants with drive-through windows shall be allowed.
9. No more than two pad sites (freestanding buildings of 5,000 square feet or less) shall be allowed.
10. Pad sites are restricted to the Preston Rd. frontage.
11. Underground utilities along Preston Rd. and Plano Pkwy.
12. All electric and telephone services to new buildings shall be placed underground.
13. All buildings shall be finished on all sides in a unified architectural concept to provide for a consistent facade design and roof line configuration.
14. The exterior of all buildings shall be a minimum of 40% masonry.
15. No outside storage of any goods, wares, merchandise, or other items shall be permitted.
16. One gasoline service station shall be permitted at the corner of Preston Rd. and Plano Pkwy. subject to:
    a. A 30-foot wide landscape buffer along Plano Pkwy. and Preston Rd.
    b. One four-inch caliper tree per 50 feet of frontage on Plano Pkwy. and Preston Rd.
    c. Berms varying in height, not to exceed three feet.
    d. An irrigation system is required.
    e. No service bays except for a single-bay car wash.
    f. No signage on the side of the canopy, except for the logo of the operating company.
17. Signs shall be monument style.
18. Service bays for automotive uses shall not face Plano Pkwy. or Preston Rd.

PD-458-MF-2 Multifamily-2

ZC 90-26/90-9-7 Location: SW corner of Preston Rd. and Old Shepard Pl.

Acreage: 14.3±

Restrictions:

1. Maximum Height: Two story
2. Maximum Density: 20 units per acre, not to exceed 240 dwelling units
3. A 30-foot wide landscape edge measured from the property line along Preston Rd.
4. A 25-foot wide landscape edge along Old Shepard Pl.
5. Underground utilities along Preston Rd.
6. A wrought iron fence with brick columns is required in the front yard along Old Shepard Pl. and Preston Rd.

PD-460-Res Residential

ZC 90-34/91-1-20 Location: West side of Custer Rd., 600± feet south of Legacy Dr.

Acreage: 25.9±

Restrictions:

1. Maximum Number of Lots: 117
2. Minimum Lot Size: 5,000 square feet
3. Minimum Lot Width: 46 feet
4. Minimum Lot Depth: 100 feet
5. Minimum Setbacks:
   a. Front yard: 20 feet
   b. Side yard for an interior lot: Six feet
   c. Side yard for a corner lot: 15 feet
   d. Rear yard: Ten feet
6. Minimum Floor Area: 800 square feet
7. Off-street parking spaces along Carrington Dr. and Huntly Dr. are to remain.
8. Six-foot masonry wall with wrought iron and landscaping required along Old Orchard Dr.

PD-461-R Retail

ZC 90-38/91-1-18 Location: SE corner of K Ave. and Spring Creek Pkwy.

Acreage: 8.9±

Restriction:

A 30-foot landscape buffer, measured from the property line, shall be required along K Ave. and Spring Creek Pkwy.

PD-462-MF-3 Multifamily-3

ZC 90-38/91-1-18 Location: SE corner of K Ave. and Spring Creek Pkwy.

Acreage: 36.6±

Restrictions:

1. A 30-foot landscape buffer, measured from the property line, shall be required along K Ave., Spring Creek Pkwy. and the eastern property line.
2. Three story structures must be set back 150 feet from the unincorporated land along the eastern property line.

PD-463-O-1 Office-1

ZC 90-56/91-6-24 Location: East side of Midway Rd., 700± feet south of Parker Rd.

Acreage: 8.5±

Restriction:

Buildings are prohibited further than 300 feet east of Midway Rd.

PD-464-MF-2 Multifamily-2

ZC 92-72/92-10-40 Location: SW corner of future Communications Pkwy. and future Spring Creek Pkwy.

ZC 90-23/91-7-17 Acreage: 19.6±

Restriction:

A drainage study must be conducted to determine the necessary modifications for retention of the lake and creek area before a site plan is submitted.

PD-465-LC Light Commercial

ZC 2003-53/2003-11-16 Location: NW corner of K Ave. (S.H. 5) and President George Bush Highway.

ZC 2003-26/2003-7-20 Acreage: 4.0±

Restriction:

Minimum 15-foot building setback from J Pl.

PD-469-CC Corridor Commercial

ZC 99-47/99-10-26 Location: SW corner of 16th St. and U.S. 75

ZC 92-26/92-5-11 Acreage: 7.5±

Restrictions:

1. Land uses shall be restricted to those permitted within the CC district.
2. The area, yard, height, and bulk requirements shall be as allowed in the CC district, except that the minimum front yard along 15th St. and 16th St. shall be 30 feet from the right-of-way line or 40 feet from the back of curb, whichever is less restrictive.

PD-469-CC Corridor Commercial

3. Calculations of building coverage and floor area ratio for any lot adjacent to the public open space within this planned development zoning district may include the portion of open space area directly abutting the lot.
4. A decorative feature or structure shall be allowed within the required 50-foot front yard setback along the U.S. 75 service road. No structure shall be placed closer than 20 feet to the right-of-way line of U.S. 75, nor shall it exceed 30 feet in height.

PD-470-SF-6 Single-Family-6

ZC 92-71/92-11-14 Location: NW corner of Legacy Dr. and Independence Pkwy.

Acreage: 7.6±

Restrictions:

1. Lots on the north side of the property adjacent to the existing alley shall have a minimum 60-foot lot width.
2. The minimum floor area per dwelling unit for houses constructed on lots described above shall be 2,000 square feet for one story houses and 2,100 square feet for two story houses.
3. The minimum floor area per dwelling unit for houses in the remainder of the subdivision shall be 1,920 square feet for one story houses and 2,000 square feet for two story houses.
4. Screening consisting of irrigated landscaping and either a brick wall or combination of brick columns with wrought iron, wood fencing, and landscaping shall be placed along Legacy Dr. and Independence Pkwy.

PD-471-SF-6 Single-Family-6

ZC 92-86/92-11-49 Location: SW corner of Ohio Dr. and Charles Pl.

Acreage: 20.1±

Restrictions:

1. A 15-foot landscape edge is required along Ohio Dr.
2. A ten-foot landscape edge is required along Charles Pl.
3. Shade trees, ornamental trees, and shrubs shall meet the spacing requirements, caliper size, and height limits of the Preston Road Overlay District along Charles Pl. and Ohio Dr.
4. Houses must be set back a minimum of 25 feet from the PD-184-R/O-2 district.
5. The screening wall separating the PD-471-SF-6 and the PD-184-R/O-2 area shall be built before or in conjunction with the single-family development.

PD-472-CC Corridor Commercial

ZC 99-47/99-10-26 Location: SE corner of 13th Street and U.S. 75

ZC 93-28/93-8-12 Acreage: 11.2±

ZC 92-84/92-12-45

Restrictions:

1. The amended site plan approved in Zoning Case 93-28 and adopted by ordinance shall be a part of PD-472-CC.
2. Open storage shall be limited to the areas identified on the amended site plan.
3. Buildings and building expansions shall be limited to those shown on the amended plan.
4. All improvements and site changes shown on the amended plan must be accomplished prior to occupancy of the expanded garden center, with the exception of the right turn lane from the U.S. 75 service road onto 13th St. and the final landscaping along the improved 13th/14th Street connector.

PD-473-SF-6 Single-Family-6

ZC 92-95/93-5-9 Location: SE corner of Hedgcoxe Rd. and Preston Meadow Dr.

Acreage: 60.8±

Restrictions:

1. A six-foot wood fence and a six-foot solid living screen shall be constructed on the three foot berm in the ten feet of additional right-of-way along Quincy Ln. A top rail shall be installed on the fence.
2. A six-foot wood fence with 20-inch square brick columns shall be placed on the lots siding to the TU easement south of Breanna Way. A top rail shall be installed on the fence.
3. Two trees shall be installed and maintained on each lot siding to the TU easement south of Breanna Way.
4. The phase I land study for Estates of Fountain Creek II, approved March 16, 1993, is adopted as part of this ordinance.
5. The property shall develop at SF-7 standards if the property cannot be developed per the adopted phase I land study.

PD-474-CC Corridor Commercial

ZC 99-47/99-10-26 Location: NE corner of Alma Dr. and 15th St.

ZC 93-37/93-8-32 Acreage: 20.9±

Restrictions:

1. Permitted Use: Any use permitted within the CC district shall be permitted. Any use permitted by specific use permit within the CC district may also be permitted within the planned development by specific use permit. Residential uses above the first floor shall be permitted by specific use permit, with the density and design of the residential development established in conjunction with approval of the specific use permit.

PD-474-CC Corridor Commercial

2. Area, yard, height, setback, and bulk requirements shall be as set forth in the CC district, except:

   a. The minimum front yard along 15th St. and 16th St. shall be 30 feet from the right-of-way line or 40 feet from the back of curb, whichever is the least restrictive, provided that no drive or parking surface lies between the building face and the street curb.

   b. The height/setback ratios for buildings in proximity to residential districts shall be as defined in Subsections 3.511, 3.606 and 3.704.

   c. Building height shall not exceed six stories, except as permitted under 5.b. below.

3. Exterior building elevations shall be faced with masonry materials (i.e., brick, stone, and stucco) and glass. Wood and metal may be used for roofing, trim, and ornamental features. Glass may not exceed 60% of the exterior surface of buildings taller than two stories. All elevations must be of similar quality, color, texture, and architectural style. Alternative exterior building materials (e.g. decorative concrete block and panel) may be approved by the Planning & Zoning Commission based upon their judgment of the material's aesthetic character and its relationship to other structures and uses within the area.

4. Retaining walls may not exceed three feet in height, except where they are approved in association with a landscape berm and screen.

5. A public open space area shall be provided immediately adjacent to Spring Creekwalk and extending the full length of the property from 15th St. to 16th St., as approximately located on Exhibit A (concept plan). This area shall be improved so as to better maintain and enhance the natural character of the stream bank and tree cover.

   a. Submittal of an open space improvement plan shall be required. This plan shall illustrate all proposed improvements, trees to be preserved, and new landscaping. Required improvements shall include a ten-foot wide concrete walk in the public open space area (or within an adjacent pedestrian easement) from 15th St. to 16th St. Exterior lighting shall be installed along the walk. City approval of the plan shall be required prior to the construction of the proposed improvements.

   b. Subject to dedication of the public open space area to the city, all development rights pertaining to calculations of floor area coverage and floor area ratio may be transferred by site plan approval to a lot within the district which directly abuts the public open space. The transfer of development rights shall not be used to reduce required parking or landscaping; however, the transferred rights may be used to increase building coverage to 50% or building height to a maximum of eight stories.

6. Abutting the public open space, as illustrated on the zoning exhibit, there shall be an area defined as the Creekwalk Development Zone. All development within this zone must meet the following conditions:

   a. Ground floor building space must be occupied exclusively by restaurants, retailing, or public amenities. Space above the ground floor may be occupied by any use permitted within the district.

   b. Parking or vehicular drives shall not be permitted between any building and the public open space.

PD-474-CC Corridor Commercial

c. All buildings must have any outdoor patio space oriented to and accessible from the public open space. The patio space of each building shall equal or exceed in size 20% of the gross enclosed first floor area. Exterior sides of the patio must be open to air and view a minimum of 75% of an area measured from the patio floor to a line eight feet above the floor. Excluding support and ornamental columns, walls, or rails placed around the exterior perimeter of a patio shall not be higher than 44 inches above the patio floor surface. Fabric awning covers shall be permitted. Parking required for patio space shall be calculated at a rate of one space per 100 square feet of area designated for food service and one space per 200 square feet of area designated for retail sales. No parking shall be required for patio space used as a building entryway or provided for general public use where no food or retail sales are routinely conducted.

d. A single kiosk building for food or retail sales may be constructed within the Creekwalk Development Zone. The building must be no larger than 500 square feet of enclosed building area with a patio of equal or larger size. Other than restrooms, no interior space shall be open to the public. All sales must be made through service windows. Drive-through service is prohibited. The building must be located at least 30 feet from any driveway and/or parking and must be accessible by a paved connection to the hike and bike path located within the open space area. No parking shall be required for this building.

e. Parking required for buildings within the zone may be provided offsite, so long as the offsite spaces are within 400 feet of the building being served and are secured by an offsite parking agreement as provided by Section 3.1100 of the Zoning Ordinance.

f. Lots platted within the Creekwalk Development Zone which have street frontage only on 16th St. may be approved with a minimum of 25 feet of frontage contiguous to the public right-of-way.

g. Building permits shall not be approved within the Creekwalk Development Zone until the public open space has been improved, or is to be improved with performance secured by a development agreement with the City of Plano, in accordance with the approved amenities plan specified in 5.a. of this ordinance.

7. Abutting the Creekwalk Development Zone, as illustrated on the zoning exhibit, there shall be an area defined as the Primary Development Zone. The following restrictions apply to development within this area:

a. Building permits shall not be issued within the Primary Development Zone until 8,000 square feet or more of retail or restaurant space is constructed or is to be concurrently constructed within the Creekwalk Development Zone in the location of Building B.

b. Building permits shall not be issued within the Primary Development Zone until the southern half of 16th St. is improved or is to be improved as a standard Type G roadway with performance secured by a development agreement with the City of Plano.

c. No single tenant or occupant shall occupy more than 60,000 square feet of ground floor space.

d. No more than two buildings smaller than 5,000 square feet (gross first floor area) shall be permitted.

PD-474-CC Corridor Commercial

e. No building shall be oriented so as to place its rear or service area adjacent to 16th St., unless a 20-foot wide landscape area and screen is placed abutting the right-of-way. In addition to landscaping otherwise required by the Zoning Ordinance, screening may consist of masonry walls, berms, and plants creating an opaque screen blocking view of loading and service areas. The screen shall be a minimum height of six feet measured from the street curb or interior drive whichever is greater in elevation. The landscape area may be reduced in width to ten feet by the Planning & Zoning Commission based on its determination that the proposed alternative means of screening is equally effective and the reduction is necessary to best develop the site.

f. Provided that Building A illustrated on the zoning exhibit is constructed as contiguous building space in excess of 150,000 square feet, with no supermarket, indoor commercial amusement, or restaurant allowed as tenant or occupant, parking may be calculated at a rate of one space per 200 square feet for up to 120,000 square feet of gross building area and at a rate of one space per 250 square feet for space in excess of 120,000 square feet of gross building area.

8. City cost participation in the construction of public improvements required by the development of the property shall be in accordance with the city's Subdivision Ordinance and other applicable ordinances, except as may be provided in a development agreement approved by the city and the property owner and developer.

9. Nothing in the preceding provisions shall prohibit the demolition of existing buildings and improvements, site grading and the construction of public drainage, sewer, water, and street improvements subject to the approval of the City of Plano.

10. The concept plan is adopted as part of this ordinance.

PD-476-RE Regional Employment

ZC 2000-15/2000-10-12 Location: SE corner of S.H. 121 and Independence Pkwy.

ZC 96-73/97-1-9 Acreage: 51.0±

ZC 94-41/94-6-12

Restrictions:

1. The tract may be developed under the regulations of the MF-2 district subject to the following additional conditions:

   a. Multifamily uses may be developed at a maximum density of 18 units per acre on net usable land (excluding the golf course, 100 year floodplain, and right-of-way dedications).

   b. No single-family, duplex, or patio home development is allowed.

   c. Maximum Height: Three story

2. The tract may be developed alternatively under the RE district standards subject to the adjacent golf course being considered a nonresidential district for the purposes of calculating the building height/setback for the property zoned under the planned development.

PD-477-MF-2 Multifamily-2

ZC 2004-31/2004-8-36 Location: South side of S.H. 121, west of Custer Rd.

ZC 96-73/97-1-9 Acreage: 86.5±

ZC 94-41/94-6-12

Restrictions:

The tract may be developed under the regulations of the MF-2 district subject to the following additional conditions:

1. A maximum density of 18 units per acre on net usable land (i.e., excluding the golf course, 100 year floodplain, and right-of-way dedications).
2. A 30-foot wide landscape area measured from the property line shall be provided along Ridgeview Dr.
3. No single-family, duplex, or patio home development is allowed.
4. Maximum height as defined per the MF-3 district standards.
5. Minimum front yard as defined per the MF-3 district standards.

PD-479-O-2/SF-A Office-2/Single-Family Attached

ZC 2002-55/2002-11-40 Location: North of Ridgeview Dr., 1,100± feet west of Independence Pkwy.

ZC 94-41/94-6-12 Acreage: 23.0±

Restrictions:

The site shall be developed in its entirety as either O-2 or SF-A uses subject to the following stipulations:

1. If developed as O-2, the following stipulations shall apply:
   a. Maximum height of six stories for office structures, with a maximum height of two stories at or above grade for parking structures.
   b. Maximum Floor Area Ratio: 0.7:1
   c. Maximum Lot Coverage: 30%, up to 40% with structured parking
   d. A 30-foot wide landscape area, measured from the property line, shall be provided along Ridgeview Dr.
   e. Monument signs, eight feet or less in height, shall be required.
2. If developed as SF-A, the base development standards of the SF-A district shall apply.

PD-480-SF-9 Single-Family-9

ZC 97-63/97-12-23 Location: NW corner of Midway Rd. and McKamy Tr.

ZC 95-22/95-6-26 Acreage: 95.1±

Restrictions:

General Provisions of the Planned Development

1. The land study shall be adopted by ordinance as part of this planned development. Minor amendments to the land study shall be permitted under the provisions of Section 4.100 of the Comprehensive Zoning Ordinance.
2. The development shall be phased as indicated on the adopted land study. The conditions of each phase must be met prior to final approval of any subsequent phase. In addition to the requirements of the Subdivision Ordinance, the following conditions shall apply:
   a. Phase I development shall include realignment of the creek channel to the proposed drainage structure on Midway Rd. immediately south of the MF-2 tract and construction of the most westerly two lanes of Midway Rd. adjacent to Phase I to a point immediately south of the realigned channel. Developer shall escrow with the city one-half of the cost of construction of the drainage structure prior to completion of Phase I.
   b. Phase I development shall include construction on McKamy Tr. as a standard collector street from Midway Rd. to the western boundary of the proposed park site. It shall be constructed to a minimum of 23 feet in width and in such a manner as to permit future widening to a full-width collector street from the park site to the western boundary of Phase I.
   c. Phase II-A development shall include construction of McKamy Tr. (a minimum of 23 feet in width) to the western boundary of the planned development district.
   d. Phase II-B may be developed prior to development of Phase II-A, providing that access is provided through Phase II-A to McKamy Tr. and McKamy Tr. is constructed to at least two lanes in width from such access point to Midway Rd.
   e. Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Pkwy. from the western planned development boundary to the centerline of Midway Rd. and the construction of two lanes on the west side of Midway Rd. from the southern planned development boundary to the centerline of Spring Creek Pkwy. As an alternative condition, Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Pkwy. adjacent to the Phase IV boundary and revision of the land study for Phase IV to provide two points of access to Phase III. The second alternative may be used only if Phase V is developed or restricted to multifamily use.
   f. Phase V development of the MF-2 tract shall include or be preceded by construction of the southern two lanes of Spring Creek Pkwy. from the centerline of Midway Rd. to the western boundary of the MF-2 tract and the westerly two lanes of Midway Rd. from the southern boundary of the planned development district to the centerline of Spring Creek Pkwy.
3. All land reserved as future park sites shall be transferred to the City of Plano in accordance with the terms of the Neighborhood Park Ordinance at the time of completion and acceptance of each phase or any portion thereof.
4. The city shall reimburse the developer for the cost of over-sizing public facilities in accordance with the development ordinances and policies of the city.

PD-480-SF-9 Single-Family-9

5. The city shall reimburse the developer for 50% of the cost of paving any portion of collector streets (not to exceed 18 feet 6 inches) abutting public park land. These roads include McKamy Tr. next to the planned neighborhood park and the main east/west road next to the hike and bike trail.

Additional Stipulations for PD-480-SF-9

The tract shall be developed under the regulations of the SF-9 district with the following additional stipulations:

1. A landscape screen shall be allowed along Midway Rd., provided an area of 50 feet minimum in width of natural tree cover and supplemental landscaping separates the single-family and multifamily lots from the road.
2. This area shall be maintained as private open space by the homeowners association.
3. A public access easement for a hike and bike trail shall be dedicated to the City of Plano in this private open space.
4. The hike and bike trail shall be accepted in lieu of a sidewalk.

PD-481-MF-2 Multifamily-2

ZC 2000-06/2000-2-34 Location: SW corner of Midway Rd. and Spring Creek Pkwy.

ZC 97-63/97-12-23 Acreage: 17.5±

Restrictions:

General Provisions of the Planned Development

1. The land study shall be adopted by ordinance as part of this planned development. Minor amendments to the land study shall be permitted under the provisions of Section 4.100 of the Comprehensive Zoning Ordinance.
2. The development shall be phased as indicated on the adopted land study. The conditions of each phase must be met prior to final approval of any subsequent phase. In addition to the requirements of the Subdivision Ordinance, the following conditions shall apply:
   a. Phase I development shall include realignment of the creek channel to the proposed drainage structure on Midway Rd. immediately south of the MF-2 tract and construction of the most westerly two lanes of Midway Rd. adjacent to Phase I to a point immediately south of the realigned channel. Developer shall escrow with the city one-half of the cost of construction of the drainage structure prior to completion of Phase I.
   b. Phase I development shall include construction on McKamy Tr. as a standard collector street from Midway Rd. to the western boundary of the proposed park site. It shall be constructed to a minimum of 23 feet in width and in such a manner as to permit future widening to a full-width collector street from the park site to the western boundary of Phase I.
   c. Phase II-A development shall include construction of McKamy Tr. (a minimum of 23 feet in width) to the western boundary of the planned development district.
   d. Phase II-B may be developed prior to development of Phase II-A, providing that access is provided through Phase II-A to McKamy Tr. and McKamy Tr. is constructed to at least two lanes in width from such access point to Midway Rd.

PD-481-MF-2 Multifamily-2

e. Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Pkwy. from the western planned development boundary to the centerline of Midway Rd. and the construction of two lanes on the west side of Midway Rd. from the southern planned development boundary to the centerline of Spring Creek Pkwy. As an alternative condition, Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Pkwy. adjacent to the Phase IV boundary and revision of the land study for Phase IV to provide two points of access to Phase III. The second alternative may be used only if Phase V is developed or restricted to multifamily use.

f. Phase V development of the MF-2 tract shall include or be preceded by construction of the southern two lanes of Spring Creek Pkwy. from the centerline of Midway Rd. to the western boundary of the MF-2 tract and the westerly two lanes of Midway Rd. from the southern boundary of the planned development district to the centerline of Spring Creek Pkwy.

3. All land reserved as future park sites shall be transferred to the City of Plano in accordance with the terms of the Neighborhood Park Ordinance at the time of completion and acceptance of each phase or any portion thereof.

4. The city shall reimburse the developer for the cost of over-sizing public facilities in accordance with the development ordinances and policies of the city.

5. The city shall reimburse the developer for 50% of the cost of paving any portion of collector streets (not to exceed 18 feet 6 inches) abutting public park land. These roads include McKamy Tr. next to the planned neighborhood park and the main east/west road next to the hike and bike trail.

<u>Additional Stipulations for PD-481-MF-2</u>

The property shall be developed under the regulations of the MF-2 district with the following additional conditions:

1. The maximum density of development shall be 18 units per acre.

2. Vehicular access shall be limited to one point along Spring Creek Pkwy. and two points along Midway Rd.

3. Access shall be open and unrestricted to public open space at the southeast corner of the site along Midway Rd. A common property line, a minimum of 50 feet in length, shall connect the site and the public open space.

4. A landscape edge shall be required along Spring Creek Pkwy. and Midway Rd. The width of the landscape edge shall be a minimum of 40 feet measured from the back of the curb of the abutting public street to the right-of-way, only if the tract is developed to the MF-2 district standards. If the tract is developed under single-family or patio home standards, this landscape edge will not be required.

5. Open space requirements for this tract, if developed under the Patio Home district standards, will be reduced from ten percent to 6.5%. Open space credit shall be given to this tract because of its proximity to existing park land located to the south.

6. As an alternative to multifamily use, the site may be developed in its entirety under the standards of the Patio Home district or the SF-7 district provided that a street connection is made to the adjoining single-family development. A land study may be approved for this area as a minor amendment to the original.

7. The number of MF-2 units is limited to 351.

PD-482-PH Patio Home

ZC 95-22/95-6-26 Location: NW corner of Midway Rd. and McKamy Tr.

Acreage: 16.5±

Restrictions:

General Provisions of the Planned Development

1. The land study shall be adopted by ordinance as part of this planned development. Minor amendments to the land study shall be permitted under the provisions of Section 4.100 of the Zoning Ordinance.
2. The development shall be phased as indicated on the adopted land study. The conditions of each phase must be met prior to final approval of any subsequent phase. In addition to the requirements of the Subdivision Ordinance, the following conditions shall apply:
   a. Phase I development shall include realignment of the creek channel to the proposed drainage structure on Midway Rd. immediately south of the MF-2 tract and construction of the most westerly two lanes of Midway Rd. adjacent to Phase I to a point immediately south of the realigned channel. Developer shall escrow with the city one-half of the cost of construction of the drainage structure prior to completion of Phase I.
   b. Phase I development shall include construction on McKamy Tr. as a standard collector street from Midway Rd. to the western boundary of the proposed park site. It shall be constructed to a minimum of 23 feet in width and in such a manner as to permit future widening to a full-width collector street from the park site to the western boundary of Phase I.
   c. Phase II-A development shall include construction of McKamy Tr. (a minimum of 23 feet in width) to the western boundary of the planned development district.
   d. Phase II-B may be developed prior to development of Phase II-A, providing that access is provided through Phase II-A to McKamy Tr. and McKamy Tr. is constructed to at least two lanes in width from such access point to Midway Rd.
   e. Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Pkwy. from the western planned development boundary to the centerline of Midway Rd. and the construction of two lanes on the west side of Midway Rd. from the southern planned development boundary to the centerline of Spring Creek Pkwy. As an alternative condition, Phase IV shall include or be preceded by the construction of two lanes on the south side of Spring Creek Pkwy. adjacent to the Phase IV boundary and revision of the land study for Phase IV to provide two points of access to Phase III. The second alternative may be used only if Phase V is developed or restricted to multifamily use.
   f. Phase V development of the MF-2 tract shall include or be preceded by construction of the southern two lanes of Spring Creek Pkwy. from the centerline of Midway Rd. to the western boundary of the MF-2 tract and the westerly two lanes of Midway Rd. from the southern boundary of the planned development district to the centerline of Spring Creek Pkwy.
3. All land reserved as future park sites shall be transferred to the City of Plano in accordance with the terms of the Neighborhood Park Ordinance at the time of completion and acceptance of each phase or any portion thereof.
4. The city shall reimburse the developer for the cost of over-sizing public facilities in accordance with the development ordinances and policies of the city.

PD-482-PH Patio Home

5. The city shall reimburse the developer for 50% of the cost of paving any portion of collector streets (not to exceed 18 feet 6 inches) abutting public park land. These roads include McKamy Tr. next to the planned neighborhood park and the main east/west road next to the hike and bike trail.

Additional Stipulations for PD-482-PH

The property shall be developed under the regulations of the Patio Home district with the following additional conditions:

1. No common open space shall be required.
2. The tract may also be developed in its entirety under the standards of the SF-9 district. In case of such development, revisions to the land study, which are a part of this planned development ordinance, shall be permitted as minor amendments under the Zoning Ordinance.
3. Visitor parking not required for alley served lots or lots with a lot width of 55 feet or greater.

PD-484-MF-2 Multifamily-2

ZC 94-67/94-8-11 Location: North side of Ridgeview Dr., 700± feet west of Custer Rd.

Acreage: 62.7±

Restrictions:

This lot may be developed under the regulations of the MF-2 district subject to the following requirements:

1. No single-family, duplex, or patio home development is allowed.
2. A 15-foot landscape edge, measured from the property line, shall be required on all street frontages.
3. A maximum density of 18 units per acre on net usable land (i.e., right-of-way dedications and golf course).

PD-486-R Retail

ZC 94-63/94-8-31 Location: North side of Parker Rd., west of Independence Pkwy.

Acreage: 3.5±

Restrictions:

1. The property may be developed in accordance with the Retail zoning district, with the additional use of mini-warehouses.
2. The preliminary site plan shall become part of this ordinance (Exhibit A). The final site plan shall conform to the preliminary site plan and no additional buildings shall be permitted.
3. Maximum 50% lot coverage for mini-warehouses; maximum 30% lot coverage for other uses.
4. Maximum one-story building height on the mini-warehouse site; maximum two-story building height for other uses.
5. Mini-warehouse building exteriors shall have a brick veneer exterior finish.
6. The complex will be screened with masonry screening walls (eight foot wall on the north and west property lines) as indicated on Exhibit A.

PD-486-R Retail

7. Monument signs shall be required. Pole signs are prohibited.
8. Landscaping shall be installed as noted on the preliminary site plan.

PD-487-MF-2 Multifamily-2

ZC 94-107/94-12-6 Location: NW corner of Jupiter Rd. and Spring Creek Pkwy.

Acreage: 23.9±

Restriction:

Maximum building height is to be three stories 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.

PD-488-PH Patio Home

ZC 94-98/95-1-14 Location: SW corner of Independence Pkwy. and Russell Creek Dr.

Acreage: 30.4±

Restrictions:

1. Minimum Front Building Line: 15 feet
2. Minimum Rear Yard Setback: 15 feet (where a 15-foot front building line is provided)

PD-489-MF-1 Multifamily-1

ZC 95-59/95-8-47 Location: North side of Legacy Dr., 1,150± feet east of Alma Dr.

Acreage: 34.7±

Restrictions:

1. Maximum Number of Units: 346
2. Minimum Front Yard Setback: 70 feet
3. Minimum Landscape Edge along Legacy Dr.: 50 feet
4. Maximum Building Height: Two story (35 feet)
5. Minimum Side and Rear Yard Setbacks: 50 feet

PD-490-MF-2 Multifamily-2

ZC 95-71/95-9-41 Location: West side of Ohio Dr., 1,175± feet north of Hedgcoxe Rd.

Acreage: 32.5±

Restrictions:

1. Maximum building height is three stories, 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.

PD-490-MF-2 Multifamily-2

2. Maximum of 18 units per acre, excluding the floodplain for the linear park, with the total not to exceed 500 units.
3. Minimum Front Yard Setback: 100 feet (for three story buildings)

Heritage Resource Designations Listed with Conditions of Approval			
Heritage Resource Designation Number	**Zoning Case**	**Ordinance No.**	**Name**
H-1 Additional uses permitted are incidental retail sales, museum, periodic fund raising activities, related charitable and/or educational activities, and incidental office uses.	82-01	82-3-5	Ammie Wilson
H-2 Exterior structure standards in Section 3.300 are waived.	82-46	82-9-3	Roller House
H-3 Exterior structure standards in Section 3.300 are waived.	82-47	82-9-6	Aldridge House
H-4 The additional use of a hotel/motel is allowed with the following restrictions: 1. A maximum of four guest rooms is allowed where lodging, with or without meals, is provided. 2. One off-street parking space must be provided for each guest room. 3. One sign not to exceed six square feet shall be allowed. This sign must be mounted on the structure. 4. Owner occupancy of the house is required. The stipulations placed originally with the Heritage Resource designation by City of Plano Ordinance No. 82-10-1 shall also remain in full force and effect. 5. Exterior structure standards in Section 3.300 are waived.	92-63 82-65	92-9-30 82-10-1	Carpenter House
H-5 1. Designation includes the structure in addition to the site. 2. Additional use of single-family residence on the second floor of the main structure.	98-95 93-20 83-31	98-12-23 93-11-40 83-6-26	Forman House
H-6	84-39	84-9-6	Olney Davis House

Heritage Resource Designations Listed with Conditions of Approval			
H-7 1. Uses allowed in addition with residential shall be architectural artifacts and antique sales, offices, handcraft sales, and personal service shops. 2. Nonresidential uses shall be limited to the first floor of this structure. 3. Restoration of the structure is to be made in accordance with the plans approved by the Heritage Commission. 4. Parking shall be in accordance with the Zoning Ordinance for the City of Plano and should be located to the rear of the structure. 5. The Carriage House located at the rear of the property shall also be restored in accordance with plans approved by the Heritage Commission.	86-29	86-5-17	Lamm House
H-8	93-20 87-76	93-11-40 87-12-27	Moore House
H-9	93-20 87-81	93-11-40 87-12-26	Plano National Bank IOOF Lodge
H-10	89-03	89-3-9	Mitchell House
H-11 Original Donation #25, Lot 2	89-38	82-12-26	S.B. Wyatt House
H-12 Railroad Addition, Block 2, Lots 1B, 2B, 3B, and 4G	93-20 89-46	93-11-40 90-3-30	Interurban Station
H-14 1. Exterior structure standards in Section 3.300 of the Zoning Ordinance are waived to allow wood siding instead of masonry. 2. The additional use of a living space in a garage apartment at the rear of the property is allowed. 3. Construction of the outbuilding/living space is to be made in accordance with plans approved by the Heritage Commission.	91-59	92-1-15	Carlisle House
H-15	91-61	92-3-3	S.J. Mathews House
H-16	92-30	92-6-15	Wells Homestead

Heritage Resource Designations Listed with Conditions of Approval			
H-17 Waiver of the distance requirement from churches to allow for private clubs.	92-74	93-5-44 92-11-15	Wall-Robbins House
H-18 1. Reduction in required parking. 2. Antique shop and tearoom allowed as additional uses in conjunction with the Heritage Resource designation.	96-57	96-10-18	Hood House
H-19 Original Donation Addition, Block 2, Lot 8.	98-96	98-12-24	Little Carlisle House
H-20 <u>Special Stipulations for Properties with Nonresidential Base Zoning</u> 1. The following additional uses shall be permitted by right: a. Single-Family Residence Detached in accordance with Urban Residential standards, except as specified in 2. and 3. of the Stipulations for the Entire Heritage Resource District below. b. Studio Residence c. Bed and Breakfast Inn 2. The minimum and maximum front yard setback shall be within five feet of the average setback observed by buildings along the frontage of the street between the two nearest intersecting streets. The minimum front yard setback of the base zoning district shall apply when no buildings exist. 3. The following special parking provisions shall apply: a. Parking areas, including driveways and aisles serving parking spaces, shall not encompass more than 25% of the lot area between a building face and a street. This does not preclude parking in the front yard that does not extend into the area directly in front of a building. **H-20 Continued**	99-51	2000-1-6	Haggard Park Heritage Resource District

Heritage Resource Designations Listed with Conditions of Approval			
b. The minimum number of parking spaces for uses other than single-family residences shall be 75% of that required by Section 3.1100 of the Zoning Ordinance. c. With site plan approval, the Planning & Zoning Commission may grant credit for available public parking. 4. With site plan approval, the Planning & Zoning Commission upon recommendation from the Heritage Commission, may waive or modify screening requirements under Section 3.1000 of the Zoning Ordinance. <u>Stipulations for the Entire Heritage Resource District</u> 1. The Heritage Commission shall adopt design guidelines for the issuance of Certificates of Appropriateness under Ordinance No. 98-2-26, the Heritage Preservation Ordinance. 2. The maximum building height shall be two stories and 45 feet. 3. Masonry requirements for residential structures as specified in Subsection 3.301 of the Zoning Ordinance shall not apply.			
H-21	99-86	2000-1-20	R.A. Davis House
H-22	99-91	2000-1-21	Mary Schimelpfenig House
H-23	2000-94	2001-1-17	Schell House
H-24	2001-03	2001-3-23	Plano High School (Cox School Building)
H-25	2002-63	2003-1-12	Merritt Building
H-26	2002-60	2003-2-14	Downtown Heritage Resource District
H-27	2002-65	2003-1-14	Will Schimelpfenig House
H-28	2002-66	2003-1-15	Hughston House
H-29	2003-54	2004-5-18 and 2003-11-8	Schimelpfenig-Dudley-O'Neal House
H-30	2003-58	2003-12-15	Salmon House

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
1	Commercial Antenna (expanded acreage) (Ordinance No. 95-11-12)	95-82
2	Cemetery (rezoned and expanded) (Ordinance No. 93-9-48)	93-41
3	Cemetery	71-04
4	Sewage Treatment Plant	71-04
6	Private Club - William S. Remington and Jack Astor's Restaurant (Ordinance No. 93-10-26)	93-60
7	Private Club (Ordinance No. 95-12-21)	95-87
9	Country Club	72-17
10	Private Recreation Facility	71-26
11	Private Club - Cantina D'Italia (Ordinance No. 87-12-30)	87-77
12	Drive-in Restaurant	84-16
13	Private Club and Country Club	72-17
15	Day Care Center	73-37
16	Day Care Center and Private School 1. Maximum of 160 students. 2. The private school shall be limited to kindergarten through fifth grade.	83-46
17	Day Care Center	82-30B
18	Private Club (rescinded and granted) (Ordinance No. 96-7-24)	96-35
19	Funeral Home 1. A six-foot living screen to be installed and maintained by the property owner on the eastern boundary of the property. 2. A six-foot masonry wall for screening purposes to be maintained on the southern boundary of the property. 3. Any sign to be used on the premises shall be no more than four feet above the ground and 40 square feet in size and shall otherwise conform to Section 3.1600.	74-03
20	Miniature Golf Course Connection shall be made to a sanitary sewer main when accessible.	74-18
21	Private Club - Steak & Ale of Texas, Inc.	84-41
22	Day Care Center 1. Screening a minimum of six feet in height shall be provided along the north and east property line. 2. Limited to one driveway connection located approximately in the center of the Custer Road frontage. 3. Dedication of ten feet of right-of-way.	75-17

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
23	Owen's Family Restaurant (Ordinance No. 88-10-26)	88-39
25	Private Club - Fishmongers Seafood Market (expanded) (Ordinance No. 91-12-4)	91-31
26	Truck and Bus Leasing	81-39
27	Heating and Air-Conditioning Shop	84-68
28	Day Care Center (Ordinance No. 88-5-10)	88-06
29	Private Club - Mario Leal	84-60
30	Day Care Center	77-10
31	Private Club - Holiday Inn	84-27
32	Day Care Center 1. Not more than six children may be enrolled during any one time period. 2. All classes and sessions shall be scheduled with a minimum of 15 minutes between the end of one class and the beginning of the next class. 3. The only use of the day care center shall be for swimming lessons. 4. Loading and unloading of children shall not be done in the alley.	77-25
33	Used Car Dealer Wheel stops shall be placed so as to prevent any portion of an automobile from overhanging the street right-of-way.	77-26
34	Private Club (Ordinance No. 93-11-40)	93-20 and 77-32
35	Tia's Restaurant and Rosewood Property Company (Ordinance No. 89-8-7)	89-17
37	Private Club	77-44
38	Used Car Dealer A maximum of five cars may be on the premises at any one time.	77-53
39	Day Care Center	77-57
41	Day Care Center (Ordinance No. 95-12-23)	95-90
42	Private Club	77-79
43	Heating and Air-Conditioning Shop	77-24
44	Day Care Center	78-12

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
45	Concrete Batch Plant 1. The tract must actually be used for the manufacture, sale at wholesale and/or retail, and delivery to off-premises sites of concrete within two years from the date of passage of the ordinance. If the use described above is not made of the tract within the required two years time, Specific Use Permit #45 will be canceled and revoked, and be of no effect. 2. No permanent Certificate of Occupancy shall be issued for occupancy of the tract for (a) sale at wholesale and/or retail and (b) delivery to off-premise sites of concrete until such time as all offsite and onsite public utility easements, improvements, and streets are dedicated, constructed, completed, installed, and finally accepted by the City of Plano. 3. Pending the issuance of a permanent Certificate of Occupancy and after approval and filing of record in the Map Records of Collin County of a final plat of the tract, such tract may be temporarily used for (a) the construction of the elements of the concrete batching plant essential to the manufacture of concrete, (b) the manufacture of concrete and (c) the use of such concrete only (1) for onsite construction of the essential elements of the batching plant and (2) in the paving of Fulgham Road. Construction of the onsite or offsite improvements shall not commence until approval and filing of record of the final plat of the 3.5± acre tract. 4. The plant shall be placed a minimum of 500 feet from any residentially zoned property. 5. Existing tree lines shall be preserved, and in cases where it is necessary to remove a tree due to installation of utilities, etc., a tree shall be replanted in that area. 6. A site plan shall be approved by the City Council indicating the screening proposed by the developers. 7. A chain link fence shall be built around the plant. 8. The aggregate bins shall have concrete walls. 9. The plant silo shall be painted a light color to blend with the environment. 10. The plant, itself, shall be a dust-free plant. 11. The operator of the plant or the developer shall maintain a sweeper to keep the area free from dust on the ground. 12. The aggregate pits shall be watered to prevent dust. 13. Noise from the plant shall be minimized to insure compliance with Subsection 3.1301.	80-40

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
	14. Preliminary and final plats of the tract shall be submitted to and approved by the Planning & Zoning Commission and City Council, and the final plat filed in the Map Records of Collin County prior to construction of any improvements thereon. In addition to satisfying all other requirements of the Codes and Ordinances of the City of Plano, the preliminary and final plats of the tract shall show the following: a. Dedication of a north/south roadway connecting the tract to Plano Parkway, in a width and location as recommended by the City Engineer, being a 35 foot width adjacent to the west property line. b. Dedication of easements for all public utility facilities including, but not limited to, water, sanitary sewer, and storm sewer facilities, either onsite or offsite.	
46	Private School (Ordinance No. 88-6-23) 1. All buildings shall conform to the approved café plans. 2. A 50 foot setback along West Park Boulevard with no parking. 3. Flag poles shall be limited to 40 feet in height. 4. All antennae, aerials, satellite dishes, trash receptacles, playground equipment, and chain link fencing shall be screened from view from Park Boulevard. 5. Staff approval of all landscape plans. 6. Staff approval of all signage at the time of site plan approval.	88-22
47	Truck and Bus Leasing (Ordinance No. 96-1-10)	95-98
48	Private Street Development (Ordinance No. 96-1-33)	95-101
49	Private Club - Graciela's (Ordinance No. 87-5-15)	87-22
50	Governmental Service Yard	78-65
51	Private Club - Peter Verde (Ordinance No. 85-4-6)	85-01
52	Private Club	79-35
53	Private Club (expanded) (Ordinance Nos. 2002-3-11 and 95-7-30)	2002-01 and 95-45
55	Commercial Antenna Support Structure (350 foot) (Ordinance No. 96-2-13) 1. Approval by the Federal Communications Commission (FCC). 2. Approval by the Federal Aviation Administration (FAA).	95-92
56	Private Club	80-13
57	Restaurant (Ordinance No. 87-9-20)	87-55

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
58	Country Club and Private Club - GCC Asset Management, Inc. (Ordinance No. 95-5-18)	95-28
59	Drive-in Restaurant	80-24
60	Country Club and Private Club - Gleneagles Country Club	83-06
62	Golf Course (Ordinance No. 94-3-6)	93-109
63	Private Club	80-39
64	Private Club	80-56
66	Governmental Service Yard	80-66
67	Private Club	82-95
68	Private Club - Jubilation Restaurant and Kenneth and Richard Jaffee (Ordinance No. 95-7-32)	95-48
69	Homebuilders Marketing Center (Ordinance No. 96-2-15) The site plan, café plan and list of subdivisions to be marketed from the facility shall be adopted as part of the ordinance establishing the specific use permit.	95-95
70	Auto Leasing (Ordinance No. 86-5-18) No outdoor storage of lease vehicles.	86-28
71	Day Care Center (Ordinance No. 96-2-1)	95-77
73	Private Club	82-71
74	Private Club	81-23
75	Private Club	81-06
76	Day Care Center Maximum of 210 students.	84-04 and 82-75
77	Private Club (Ordinance No. 96-3-22)	95-99
78	Concrete Batch Plant 1. Paving of N Avenue from the southern border of the property to the existing pavement, a minimum width of 22 feet. 2. The batch plant shall be placed a minimum of 500 feet from any residential property. 3. The aggregate bins shall have concrete walls. 4. The plant silo shall be painted a light color to blend with the environment. 5. The plant, itself, shall be a dust-free plant. 6. The operator of the plant or the developer shall maintain a sweeper to keep the area free from dust on the ground. 7. The aggregate bins shall be watered to prevent dust.	81-54

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
	8. Noise from the plant shall be minimized to insure compliance with Subsection 3.1301.	
79	Private Club	81-67
80	Country Club	83-75
82	Auto Leasing Facility (Ordinance No. 93-6-34) 1. A maximum of 12 cars may be available for leasing on the site. 2. The Specific Use Permit for Auto Leasing shall be limited as a secondary use to a car wash. 3. No maintenance or repair work to be permitted other than washing and cleaning. 4. Vehicles may not be more than three model years old.	93-18
84	Private Club	82-13
85	Private Club and Arcade	82-74
86	Private School	82-31
87	Day Care Center (Ordinance No. 90-2-35)	89-37
88	Private Club - Roma Corporation and David Boyd (Ordinance No. 93-6-36)	93-24
89	Long-term Care Facility (expanded acreage) (Ordinance Nos. 95-1-27 and 89-7-8)	94-150 and 88-15
91	Drive-in Restaurant (Ordinance No. 87-2-24)	86-44 and 85-29
92	Private Club - Steak & Ale of Texas, Inc., Bay Street	85-55
94	Pharmacy (Ordinance No. 98-9-33)	98-35
95	Private Club - Chili's	84-62
97	Private Club - August Moon	85-90
98	Private Recreation Facility (Ordinance No. 96-3-23)	96-04
99	Day Care Center	85-51
102	Antenna Tower	85-94
103	Mobile Radio Tower	85-95
104	Private Club (Ordinance No. 96-6-22)	96-26

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
105	Hospital (Ordinance No. 88-12-18) 1. Uses shall be limited to hospital and medical and professional offices. 2. A berm is required adjacent to Woodburn Corners with a minimum height of six feet, plus landscaping, to provide screening for residential uses to the east. 3. A helistop may be constructed in conjunction with a hospital; the helistop will be restricted to transportation of patients, emergency equipment, and supplies and shall be subject to the provisions of Subsection 3.106. 4. Maximum Lot Coverage: 30%.	88-40
106	Private Club - Ishi-Sushi Restaurant (Ordinance No. 86-4-16)	86-12
107	Private Club (Ordinance Nos. 93-1-17 and 86-4-13)	92-14 and 85-91
108	Private Club - Fuddruckers (Ordinance No. 86-4-17)	86-13
109	Private Club (Ordinance No. 96-6-21)	96-25
110	Private Club - Rosewood Property Company, Primavera and Lori, Ruzhdi Krasniqui (Ordinance No. 91-4-39)	90-47
111	Private Club - Peter Cyr and Campari's (Ordinance No. 88-12-23)	88-50
112	Arcade (Ordinance No. 96-6-39)	96-27
113	Drive-through Restaurant (Ordinance No. 93-11-31)	93-55
114	Radio Tower (Ordinance No. 86-6-13)	86-30
115	Private Club - Forbidden City and Henry Ho (Ordinance No. 86-8-11)	86-14
117	Hospital (Ordinance No. 86-8-17)	86-55
118	Private Club - The Great Outdoors (Ordinance No. 86-8-29)	86-37
119	Day Care Center (Ordinance No. 96-7-26)	96-37
120	Private School/Day Care Center (Ordinance No. 86-9-33)	86-80
121	Automotive Dealership (Ordinance No. 96-8-25)	96-42
122	Electrical Substation (Ordinance No. 86-10-9)	86-77
123	Private Club - Plano All Star Bowling Center (Ordinance No. 86-11-32) Food/Alcohol sales receipts shall be submitted one year after opening.	86-78
124	Contractors Shop and Storage (rescinded a portion) (Ordinance No. 2002-12-3 and Ordinance No. 86-10-10)	2002-36 and 86-65
125	Private Club - Wolfgang Warmbier and Bavarian Grill (Ordinance No. 93-11-22)	93-59

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
126	Arcade (Ordinance No. 86-11-32)	86-78
127	Day Care Center (Ordinance No. 86-11-32)	86-78
128	Electrical Substation (Ordinance No. 92-4-7)	92-10
129	Private School (expanded) (Ordinance No. 91-9-39)	91-24
131	Private Club - Prestonwood Country Club (Ordinance No. 87-1-12)	86-86
132	Day Care Center (Ordinance No. 87-1-29)	86-63
134	Day Care Center (Ordinance No. 87-3-22) 1. Placement of a wooden fence with landscaping along the eastern property line. 2. Prior to removal of any trees, staff will review the plan to save as many trees as possible.	86-119
135	Day Care Center (Ordinance Nos. 92-10-28 and 89-2-16)	92-73 and 88-42
136	Private Club - La Madeleine French Bakery and Café and Thomas W. Swift (Ordinance No. 94-8-12)	94-72
137	Day Care Center (Ordinance No. 87-4-27)	87-02
138	Private Club - Mr. Gatti's (Ordinance No. 87-7-18)	87-35
140	Day Care Center (Ordinance No. 87-8-7)	87-41
141	Heliport (Ordinance No. 87-8-11)	87-40
142	Day Care Center (Ordinance No. 87-8-11)	87-40
143	Hospital (Ordinance No. 87-8-11)	87-40
144	Day Care Center (Ordinance No. 87-9-15)	87-36
145	Commercial Antenna Support Structure (Ordinance No. 96-11-30)	96-61
146	Private Recreation Facility (Ordinance No. 87-12-28)	87-62
147	Residence Hotel (Ordinance No. 88-1-22)	87-79
148	Day Care Center (Ordinance No. 93-11-28)	93-58
149	Helistop (Ordinance No. 88-3-11)	87-78
150	Arcade (Ordinance No. 88-4-17)	88-09
151	Day Care Center (Ordinance No. 88-5-11)	88-07
152	Day Care Center (Ordinance No. 88-5-12)	88-08
153	Private Club - Marriott, Inc. (Ordinance No. 88-5-29)	88-21
154	Private Club - Parkway Central, Ltd. and El Fenix (Ordinance No. 89-1-15)	88-53

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
155	Microwave Reflector/Antenna (Ordinance No. 89-4-15) Microwave reflector/antenna shall be for receiving only with an overall height at 52.1 feet.	89-08
156	Hospital (Ordinance No. 89-9-25)	89-22
157	Contractors Shop and Storage Yard (Ordinance No. 89-10-26)	89-26
158	Commercial Antenna Support Structure (Ordinance No. 96-9-39)	96-56
160	Massage Establishment (Ordinance No. 89-11-26)	89-25
163	Day Care Center (Ordinance No. 89-12-13)	89-13
164	Outdoor Commercial Amusement Facility (golf driving range) (Ordinance No. 89-12-12) 1. Compliance with the approved guidelines for the location of outdoor commercial amusements. 2. Staff approval of a landscape, screening and irrigation plan showing two gallon Yaupon Holly adjacent to the parking area along Alliance Drive, and a mix of minimum three-inch caliper Oaks, Sycamore, Maple, and Ash trees at 100 feet on-center with five gallon Carolina Jasmine at 20 feet on-center along the proposed fence lines. 3. Monument signs.	89-32
165	Private Club (Ordinance No. 99-4-15)	99-05
167	Private Club - Tino Trujillo and Jud DeMott d/b/a Centre Affairs (Ordinance No. 90-2-18)	90-01
169	Massage Establishment - Southwest Savings and Cosmopolitan Lady (Ordinance No. 90-3-27)	89-40
171	Truck Leasing (Ordinance No. 90-5-6)	90-05
172	Outdoor Commercial Amusement (Ordinance No. 90-6-10) 1. Compliance with the Outdoor Commercial Amusement Guidelines. 2. Staff approval of landscape, screening, and irrigation plans.	90-03
173	Auto Leasing and Renting (Ordinance No. 93-12-18) Adoption of the zoning exhibit as part of the specific use permit ordinance.	93-48
174	Animal Exhibition (Ordinance No. 99-4-16)	99-04
175	Private Club (Ordinance No. 93-11-34)	93-56
176	Private Club - Greek Isles Restaurant and Constantinos Venetis (Ordinance No. 93-10-23)	93-49
177	Gymnastic/Dance Studio (Ordinance No. 90-11-10)	90-21

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
178	Private Club (Ordinance Nos. 2001-2-17 and 94-9-41)	2000-96 and 94-83
179	Day Care Center (Ordinance No. 93-6-34)	93-18
181	Cellular Telephone Antenna (Ordinance No. 91-3-27)	91-04
182	Private Club - General Mills Restaurant and The Olive Garden Restaurant (Ordinance No. 91-4-35)	90-58
183	Arcade (Ordinance No. 91-4-29)	90-52
185	Day Care Center (Ordinance No. 91-8-10)	91-14
186	Private Club - Portofino Italian Restaurant and Richard Amoedo (Ordinance No. 93-2-16)	92-102
187	Restaurant - Spageddie's Restaurant and Brinker International (Ordinance No. 91-11-22) Offsite parking agreement required as shown on the approved site plan for 58/Woodard Addition I.	91-33
188	Private Club - Spageddie's Restaurant and Brinker International (Ordinance No. 91-11-19) Offsite parking agreement as shown on the approved site plan for 58/Woodard Addition I.	91-33
189	Private Club - Plano Café and Anson Chan (Ordinance No. 94-4-10)	94-18
190	Day Care Center (Ordinance No. 94-9-51)	94-96
191	Private Street Development (Ordinance No. 92-1-34)	91-55
193	Day Care Center (Ordinance No. 92-2-22)	91-57
194	Automobile and Truck Leasing (Ordinance No. 92-5-32)	92-18
195	Private Club - Mama's Pizza, Inc. (Ordinance No. 92-5-29)	92-25
196	Private Club - Bo Bo City Restaurant and Chung Keng Ng (Ordinance No. 92-6-14)	92-28
199	Private Street Development (Ordinance No. 92-7-13)	92-16
200	Private Club - Paradiso S.D.A., Inc. and Pasta Bella Restaurant (Ordinance No. 92-7-40)	92-37
201	Private Club - Michael D. McMahan and Mac's Bar and Grill (Ordinance No. 93-1-20)	92-38
202	Private Club - Pon Family Trust and El Norte Grill (Ordinance No. 92-7-31)	92-39
204	Private Club - Hooter's Restaurant and Rick Crawford (Ordinance No. 95-7-18)	95-46
205	Private Club - On the Border Corporation and Raymond E. York (Ordinance No. 92-10-22)	92-68

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
206	Private Club - Ming Garden Restaurant and Steve Jong (Ordinance No. 92-11-44)	92-69
207	Private Club - T.G.I. Friday's (Ordinance No. 92-11-43)	92-60
208	Drive-in Restaurant (Ordinance No. 92-11-27)	92-77
209	Commercial Communication Tower (modified height) (Ordinance Nos. 2003-7-17 and 92-11-31)	2003-18 and 92-85
210	Private Recreation Facility (Ordinance No. 92-11-30)	92-83
211	Used Car Dealer (Ordinance No. 92-12-4)	92-87
212	Private Club - Brinker International and Romano's Macaroni Grill (Ordinance No. 92-12-22)	92-88
214	Private Recreation Facility (Ordinance No. 96-9-37)	96-52
215	Commercial Antenna Support Structure (Ordinance No. 93-2-12)	92-98
216	Private Club - Outback Steakhouse and Steve Shlemon (Ordinance No. 93-2-35)	92-105
217	Bank (Ordinance No. 93-2-21)	92-101
218	Restaurant (Ordinance No. 93-3-4)	92-103
219	Restaurant (Ordinance No. 93-3-5)	92-104
220	Private Club - Islands Restaurant (Ordinance No. 93-3-6)	93-01
222	Day Care Center (Ordinance No. 93-4-34)	93-06
223	Limited Assembly and Manufacturing Uses (Ordinance No. 93-6-34)	93-18
224	Private Club - Spaghetti Warehouse and John Cahill (Ordinance No. 93-7-10)	93-15
227	Drive-in Restaurant (Ordinance No. 93-9-22)	93-16
228	Private Recreation Facility (Ordinance No. 93-9-2)	93-25
229	Private Club - Preston Park, Ltd. and Patrizio's Restaurants (Ordinance No. 93-9-3)	93-34
230	Indoor Commercial Amusement (Ordinance No. 93-9-30) No windows providing views for employees or patrons shall be located on the second or third level on the west side of the building.	93-36
233	Drive-in Restaurant (Ordinance No. 93-11-36)	93-54
236	Commercial Telephone Support Antenna (Ordinance No. 93-11-43)	93-73
237	Arcade (Ordinance No. 93-11-29)	93-53
238	Private Club - Joseph V. Tortorice, Jr. and Jason's Deli (Ordinance No. 93-11-45)	93-78
239	Hospital (Ordinance No. 93-12-1)	93-66

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
240	Private Recreation Facility (Ordinance No. 96-11-31)	96-63
241	Day Care Center (Ordinance No. 96-12-12)	96-64
242	Private Street Development (Ordinance No. 94-3-25)	93-81
243	Day Care Center (Ordinance No. 94-1-3)	93-92
244	Private Club - Angelo Stergios and Vincent's Seafood Restaurant (Ordinance No. 94-1-35)	93-107
245	Veterinary Clinic (Ordinance No. 94-2-6)	93-102
246	Commercial Antenna Support Structure (modified height) (Ordinance Nos. 2004-1-16 and 94-2-7)	2003-64 and 93-100
247	Private Street Development (Ordinance No. 94-2-43)	93-108
248	Arcade (Ordinance No. 94-3-28)	94-08
249	Day Care Center (expanded acreage) (Ordinance No. 95-12-22)	95-89
250	Private Recreation Facility (expanded acreage) (Ordinance No. 95-8-46)	95-58
251	Private Club - Veterans of Foreign Wars (Ordinance Nos. 95-2-29 and 94-3-33)	94-149 and 94-14
252	Day Care Center (Ordinance No. 94-4-12)	94-22
253	Private Club - Fresh Choice, Inc. (Ordinance No. 94-4-27)	94-29
254	Private Club - Mulligan's Restaurant and Jeff Williamson (Ordinance No. 94-4-26)	94-28
255	Private Club - Massimo's - The Italian Bakery and Café (Ordinance No. 94-5-19)	94-35
256	Commercial Antenna Support Structure (Ordinance No. 94-5-28)	94-34
257	Private Club - El Chico, Inc. and John Cuellar (Ordinance No. 94-5-29)	94-39
258	Private Club (rescinded and granted) (Ordinance No. 97-7-27)	97-27
259	Private Club - Sea Grill and Suree Sudivoraseth (Ordinance No. 94-7-21)	94-51
260	Private Club - Laredo Grill and Jon E. Wilson (Ordinance No. 94-6-30)	94-50
261	Commercial Antenna Support Structure (Ordinance No. 94-7-15)	94-61
263	Arcade (Ordinance Nos. 2003-6-25 and 94-7-14) 1. Limit the arcade uses to 800 square feet in the area shown on the floor plan. 2. Floor plan was adopted as Exhibit B of this ordinance.	2003-28 and 94-59

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
264	Private Club (rescinded and granted) (Ordinance No. 96-7-25)	96-36
265	Day Care Center (Ordinance No. 94-10-17)	94-92
268	Restaurant (Ordinance No. 95-6-32)	95-37
269	Private Club - Tia's Restaurant and Ruby Tuesday, Inc. (Ordinance No. 95-6-32)	95-37
272	Private Club - Big Easy Restaurant and James Elrod (Ordinance No. 94-12-25)	94-134
273	Private Recreation Facility (Ordinance No. 94-12-9)	94-129
274	Private Club - Black-eyed Pea (Ordinance No. 94-12-10)	94-130
275	Commercial Antenna Support Structure (Ordinance No. 95-1-8)	94-139
277	Hospital (Ordinance No. 95-1-27)	94-150
278	Private Club - Kosta's Restaurant and Zissis Ioannidies (Ordinance No. 95-2-30)	94-153
279	Private Club - Papaya's Restaurant and Papaya's TexMex, Inc. (Ordinance No. 95-7-27)	95-47
280	Commercial Antenna Support Structure (100 foot) (rescinded and granted) (Ordinance Nos. 2000-3-29 and 95-2-44)	2000-10 and 95-03
281	Private Street Development (Ordinance No. 95-3-39)	94-154
282	Private Club - Popolos II Restaurant and Maury Jaffer (Ordinance No. 95-3-36)	95-05
283	Household Care Institution (Ordinance No. 95-8-4)	95-16
284	Drive-in Restaurant (Ordinance No. 95-4-28)	95-18
286	Day Care Center (Ordinance No 95-5-16)	95-21
288	Commercial Antenna Structure (Ordinance No. 95-5-26)	95-24
290	Household Care Institution (Ordinance No. 95-6-27) 1. Restricting the use to housing and care for the elderly. 2. The units must have a head of household of 60 years of age or older. 3. No unit may be occupied by more than two person.	95-31
291	Arcade (Ordinance No. 95-6-31)	95-36
293	Long-term Care Facility (Ordinance No. 95-7-17)	95-39
294	Golf Course (Ordinance No. 95-7-33)	95-49
295	Private Club - Ridgeview Ranch Golf Investors, Inc., JAJ, Inc. and ICI Golf Ridgeview, Inc. and Jeff Silverstein (Ordinance No. 95-7-33)	95-49
296	Veterinary Clinic/Kennel (Indoor Pens) (Ordinance No. 95-7-29)	95-44

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
297	Used Car Dealer (Ordinance No. 95-7-28)	95-42
299	Private Club - China Palace Restaurant and Jen Lee Kuo (Ordinance No. 95-8-18)	95-51
300	Truck and Bus Leasing (Ordinance No. 95-8-17) 1. Leasing of vehicles is allowed as an accessory use only to the self-storage facility. 2. A maximum of three vehicles, not to exceed 24 feet in length, may be leased and stored onsite in the area designated and shown on Exhibit A attached unto. 3. Rental vehicles may only be leased and returned during the following hours: Monday - Friday 8:00 a.m. - 7:00 p.m. Saturday 9:00 a.m. - 5:00 p.m. Sunday 12:00 p.m. - 6:00 p.m. 4. Monument signs are required for the self-storage and truck rental operation.	95-50
303	Used Car Dealer (Ordinance No. 95-8-48)	95-61
304	Automobile Leasing and Renting (Ordinance No. 95-8-48)	95-61
305	Private Club - Black-eyed Pea Restaurant and Don Shows, Jr. (Ordinance No. 95-9-21)	95-60
306	Household Care Institution (Ordinance No. 95-9-24)	95-65
307	Private Club - Madonna's Pizza and Pasta Restaurant and Jayne Ramji (Ordinance No. 95-9-22)	95-63
308	Private Club (rescinded and granted) (Ordinance No. 97-12-25)	97-72
309	Private Club - Red Hot and Blue and CNW Enterprises (Ordinance No. 95-9-40)	95-70
310	Truck and Bus Leasing (Ordinance No. 95-9-39) A maximum of three leasing vehicles on the property.	95-67
311	Automobile Leasing and Renting (Ordinance No. 95-10-17) 1. Designation of 16 parking spaces for rental vehicles only. 2. Signage shall be provided to clearly mark the reserved spaces.	95-68
312	Private Recreation Facility (Ordinance No. 95-10-18)	95-74
313	Restaurant (rescinded and granted) (Ordinance No. 97-10-35)	97-39
314	Private Club (rescinded and granted) (Ordinance No. 97-10-35)	97-39
315	Private Recreation Facility (Ordinance No. 95-11-11)	95-79
316	Private Street Development (Ordinance No. 97-4-13)	95-83

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
317	Nursery (Ordinance No. 96-12-16) 1. No vehicular access from Pecan Lane. 2. Addition of landscape screening on the Pecan Lane side of the parking area, along the west property line, and along a portion of the south property line as shown on Exhibit B.	96-65
318	Day Care Center (Ordinance No. 96-12-17)	97-66
319	Commercial Antenna Support Structure (100 foot) (Ordinance No. 97-1-8)	96-72
320	Private Club (Ordinance No. 97-2-17)	96-80
321	Day Care Center (Ordinance No. 97-4-7)	96-83
322	Arcade (Ordinance No. 97-5-15) 1. The specific use permit shall only apply to the arcade building area and not to the entire property. 2. Minors unaccompanied by a parent or guardian shall not be allowed to patronize the arcade.	97-06
324	Private Club (Ordinance No. 97-5-9)	97-15
325	Day Care Center (Ordinance No. 97-6-8)	97-11
326	Private Club (Ordinance No. 97-6-9)	97-17
327	Private Recreation Center (Ordinance No. 97-6-10)	97-19
328	Private Recreation Center (Ordinance No. 97-8-21)	97-21
329	Day Care Center (Ordinance Nos. 2000-9-27 and 97-8-22) 1. The day care center must be operated in conjunction with the gymnastics facility. 2. Day care shall be provided for less than four hours per day for an individual person. However, the day care facility may operate multiple sessions of four hours or less in length. 3. The maximum number of day care center students shall be 87 at any given time.	2000-51 and 97-29
330	Private Recreation Center (Ordinance No. 97-9-3)	97-20
331	Private Club (Ordinance No. 97-9-10)	97-33
332	Public/Private Utility (shops, office, and storage area) (Ordinance No. 97-9-24)	97-37
333	Private Recreation Center (Ordinance No. 97-10-11)	97-35
334	Private Club (Ordinance No. 97-10-25)	97-38

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
335	Day Care Center (Ordinance No. 97-10-26) Day care shall be provided for less than four hours per day for an individual person. However, the day care facility may operate multiple sessions of less than four hours in length. The outdoor play space requirement is waived.	97-40
336	Outdoor Commercial Amusement (golf training facility and driving range) (Ordinance No. 97-10-44)	97-44
337	Day Care Center (Ordinance No. 97-10-46) Day care shall be provided for less than four hours per day for an individual person.	97-49
338	Truck Leasing (Ordinance Nos. 2000-8-18 and 98-1-21)	2000-13 and 97-67
339	Arcade (Ordinance No. 97-10-35)	97-39
340	Arcade (Ordinance No. 97-12-10) 1. A maximum of 25 video machines shall be allowed. 2. The zoning exhibit is adopted as part of the ordinance.	97-59
341	Day Care Center (Ordinance No. 97-12-24)	97-66
342	Private Recreation Center (Ordinance No. 98-1-7)	97-71
344	Drive-in Restaurant (Ordinance No. 98-2-18)	97-82
345	Regional Theater	97-83
346	Arcade (Ordinance No. 98-2-18)	97-83
347	Private School (Ordinance No. 96-2-15)	96-05
349	Private Club (Ordinance No. 98-2-29)	97-76
350	Day Care Center (Ordinance No. 98-2-30)	97-79
351	Private Club (Ordinance No. 98-3-24)	98-02
352	Private Club (Ordinance No. 98-4-11)	98-07
353	Retirement Housing Facility (Ordinance No. 98-4-12)	98-08
354	Household Care Institution (Ordinance No. 98-4-12)	98-08
355	Private Club (Ordinance No. 98-4-24)	98-05
356	Private Club (Ordinance No. 98-5-38)	98-09
357	Drive-in Restaurant (Ordinance No. 98-6-11)	98-28
358	Contract Construction (Ordinance No. 2000-4-23)	2000-24
359	Commercial Antenna (Ordinance No. 98-8-19)	98-33
360	Private Club (Ordinance No. 98-8-39)	98-60
361	Day Care Center (Ordinance No. 98-10-7)	98-78

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
362	Private Club (Ordinance No. 98-10-21)	98-76
363	Retirement Housing (Ordinance No. 98-10-22)	98-77
364	Private Club (Ordinance No. 98-10-23)	98-79
365	Private Club (Ordinance No. 98-10-25)	98-81
366	Regional Theater (Ordinance No. 98-10-20)	98-62
367	Private Club (Ordinance No. 98-11-23)	98-12
368	Day Care Center (Ordinance No. 98-11-24)	98-82
370	Day Care Center (Ordinance No. 98-12-22)	98-89
371	Automobile Leasing and Renting (Ordinance No. 98-12-33)	98-97
372	Private Club (Ordinance No. 99-1-7)	98-99
373	Private Club (Ordinance No. 99-5-19)	99-03
374	Private Club (Ordinance No. 99-6-16)	99-11
375	Private Club (Ordinance Nos. 2002-2-35 and 99-6-28) Limit the private club use to the clubhouse.	2001-33 and 99-13
376	Private Recreation Center (Ordinance No. 99-6-17)	99-14
377	Private Club (Ordinance No. 99-6-18)	99-15
378	Day Care Center (Ordinance No. 2000-4-12)	2000-21
379	Private Club (Ordinance No. 99-6-39)	99-22
380	Day Care Center (Ordinance No. 99-6-36)	99-17
381	Private Recreation Center (Ordinance Nos. 2000-5-14 and 99-8-18)	99-31
383	Private Club (Ordinance No. 99-9-7)	99-23
384	New and Used Car Dealer (expanded) (Ordinance Nos. 2000-2-31 and 99-9-37)	99-80 and 99-44
385	Mini-warehouse/Public Storage (expanded) (Ordinance Nos. 2001-12-14 and 99-10-26)	2001-42 and 99-47
386 and 387	Mini-warehouse/Public Storage (Ordinance No. 99-10-26)	99-47
388	Used Car Dealer (rescinded and granted) (Ordinance No. 2000-1-19)	99-83
389	Used Car Dealer (Ordinance No. 99-10-26)	99-47
390	Private Utility (Ordinance No. 99-10-26)	99-47
391	Private Club (Ordinance No. 99-11-18)	99-52
392	Private Club (Ordinance No. 99-11-45)	99-50
393	Private Club (Ordinance No. 99-11-44)	99-48

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
394	Cemetery/Mausoleum (Ordinance No. 99-12-19)	99-71
395	Cemetery/Mausoleum (Ordinance No. 99-12-16)	99-65
396	Private Club (Ordinance No. 99-12-29)	99-36
397	Private Club (Ordinance No. 2000-2-32)	99-88
398	Community Center (Ordinance No. 2000-2-30)	99-79
400	Day Care Center (Ordinance No. 2000-3-15)	2000-03
401	Private Club (Ordinance No. 2000-3-17)	2000-07
402	Private Club (Ordinance No. 2000-3-31)	2000-12
403	Commercial Antenna Support Structure (Ordinance No. 2000-4-11)	2000-20
404	Community Center (Ordinance No. 2000-3-30)	2000-11
405	Private Club (Ordinance No. 2000-5-19) City Council waived the 300-foot distance requirement from a residentially-zoned district.	2000-26
406	Contract Construction (Ordinance No. 2000-5-20)	2000-27
407	Bank (Ordinance No. 2000-8-21)	2000-56
408	Private Club (expanded) (Ordinance Nos. 2003-7-23, 2000-6-24, and 2000-5-39)	2003-32 and 2000-29
409	Private Club (Ordinance No. 2000-5-33)	2000-30
410	Private School and Day Care (Ordinance No. 2000-6-14)	2000-37
411	Veterinary Clinic (Ordinance No. 2000-6-15)	2000-38
412	Commercial Antenna Support Structure (120 foot) (Ordinance No. 2000-7-15)	2000-39
413	Private Club (Ordinance No. 2000-7-16)	2000-42
414	Private Club (Ordinance No. 2000-7-17)	2000-44
415	Private Club (Ordinance No. 2000-8-5) City Council waived the 1,000-foot distance requirement from a publicly-owned park.	2000-50
416	Truck/Bus Leasing (Ordinance No. 2000-8-16) 1. A maximum of 12 trucks for lease on the property at any one time. 2. Adoption of the zoning exhibit as part of the ordinance to designate the parking spaces approved for the lease trucks.	2000-52
417	Day Care Center (Ordinance No. 2000-8-17)	2000-53
418	Private Club (Ordinance No. 2000-8-22)	2000-57

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
419	Private Club (Ordinance No. 2000-8-42) 1. City Council waived the 300-foot distance requirement. 2. The zoning exhibit shall be adopted as part of the ordinance.	2000-60
420	Private Club (Ordinance No. 2000-8-44)	2000-58
421	Private Recreation Facility (Ordinance No. 2000-9-12)	2000-45
422	Private Recreation Center (Ordinance No. 2000-9-13)	2000-63
423	Private Club (Ordinance No. 2000-9-14)	2000-62
424	Building Material Sales (Ordinance No. 2000-10-12)	2000-15
425 and 426	Cemetery/Mausoleum (Ordinance No. 2000-10-12)	2000-15
427	Building Material Sales (Ordinance No. 2000-10-24)	2000-72
428	General Manufacturing (Ordinance No. 2000-11-19)	2000-77
430	Day Care Center (Ordinance No. 2001-1-16)	2000-93
431	General Manufacturing (Ordinance No. 2001-1-21)	2000-95
432	Commercial Antenna Support Structure (Ordinance No. 2001-2-16)	2000-91
433	Private Club (Ordinance No. 2001-2-30)	2000-99
434	Private Club (Ordinance No. 2001-2-31)	2000-100
435	Private Club (Ordinance No. 2001-2-32)	2000-101
436	Arcade and Private Club (Ordinance No. 2001-2-33)	2000-102
437	Veterinary Clinic (Ordinance No. 2001-3-10)	2001-02
438	Commercial Antenna Support Structure (Ordinance No. 2001-3-24)	2001-04
439 and 440	Mini-warehouse/Public Storage (Ordinance No. 2001-4-26)	2000-18
441	Drive-in Restaurant (Ordinance No. 2001-4-26)	2000-18
442	New and Used Car Dealer (Ordinance No. 2001-4-26)	2000-18
443	Private Club (Ordinance No. 2001-4-25)	2000-71
444	Private Club (Ordinance No. 2001-5-13)	2001-09
445	Private Club (Ordinance No. 2001-5-14)	2001-10
446	Private Club (Ordinance No. 2001-5-29)	2001-11
447	Private Club (Ordinance No. 2001-6-26)	2001-14
448	Private Club (Ordinance No. 2001-6-27)	2001-15
449	New Car Dealer (Ordinance No. 2001-7-23)	2001-17

Specific Use Permits Listed with Conditions of Approval		
Number	**Description**	**Zoning Case**
450	Private Club (Ordinance No. 2001-7-24) City Council waived the 300-foot distance requirement from the nearest residential district and the 1,000-foot distance requirement from a publicly-owned park.	2001-24
451	Private Club (Ordinance No. 2001-8-9)	2001-25
452	Day Care Center (Ordinance No. 2001-9-38)	2001-34
453	Day Care Center (Ordinance No. 2001-9-39)	2001-35
455	Day Care Center (Ordinance No. 2001-11-13)	2001-39
456	Private Club (Ordinance No. 2001-11-26)	2001-40
457	Private Club (Ordinance No. 2001-12-13)	2001-41
458	Private Club (Ordinance No. 2002-1-12)	2001-44
459	Private Club (Ordinance No. 2002-1-27)	2001-48
460	Private Club (Ordinance No. 2002-1-28)	2001-50
461	Private Club (Ordinance No. 2002-2-13)	2001-52
462	Private Club (Ordinance Nos. 2004-7-15 and 2002-2-36)	2004-25 and 2001-53
463	Arcade (Ordinance No. 2002-4-7)	2002-01
464	Private Club (Ordinance No. 2002-3-18) City Council waived the 1,000-foot distance requirement from a publicly-owned park.	2002-02
465	Arcade (Ordinance No. 2002-3-17) City Council waived the 300-foot distance requirement from a residential district.	2002-04
466	Private Club (Ordinance No. 2002-4-11)	2002-06
468	Health/Fitness Center (Ordinance No. 2002-4-22)	2002-10
469	Private Club (Ordinance No. 2002-5-28)	2002-14
470	Private Recreation Facility (Ordinance No. 2002-6-14)	2002-16
471	Private Recreation Facility (Ordinance No. 2002-6-37)	2002-18
472	Private Club (Ordinance No. 2002-7-24)	2002-23
473	Commercial Antenna (90 foot) (Ordinance No. 2002-9-21)	2002-34
474	Day Care Center (Ordinance No. 2002-9-22)	2002-35
475	Commercial Antenna Support Structure (84 foot) (Ordinance No. 2002-10-27)	2002-39
476	Private Club (Ordinance No. 2002-10-28)	2002-41
477	Arcade (Ordinance No. 2002-11-15)	2002-44

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Number	**Description**	**Zoning Case**
478	Contract Construction (Ordinance No. 2002-11-16)	2002-50
479	Private Club (Ordinance No. 2002-11-17)	2002-51
480	Private Club (Ordinance No. 2002-11-36)	2002-40
481	Private Club (Ordinance No. 2002-11-37)	2002-45
482	Arcade (Ordinance No. 2002-11-38) The arcade must be an accessory use and not the primary use of the property.	2002-53
483	New Car Dealer (Ordinance No. 2002-11-39)	2002-54
484	Veterinary Clinic (Ordinance No. 2002-12-5)	2002-56
485	Private Club (expanded) (Ordinance Nos. 2003-9-25 and 2003-2-13)	2003-36 and 2002-57
487	Private Club (expanded) (Ordinance Nos. 2003-9-27 and 2003-2-15)	2003-38 and 2002-61
488	Private Club (Ordinance No. 2003-2-30)	2002-73
489	Private Club (Ordinance No. 2003-2-31)	2002-74
490	Private Club (Ordinance No. 2003-2-29) 1. City Council approved a license agreement with the applicant for the specific use permit area within city right-of-way. 2. City Council waived the 1,000-foot distance requirement from a publicly-owned park.	2002-64
491	Private Club (expanded) (Ordinance Nos. 2003-9-26 and 2003-6-12)	2003-37 and 2003-12
492	Private Club (Ordinance No. 2003-6-13)	2003-13
493	Private Club (Ordinance No. 2003-6-22) City Council waived the 300-foot distance requirement from residentially-zoned property.	2003-20
494	Private Club (Ordinance No. 2003-6-25)	2003-28
496	Commercial Antenna Support Structure (90 foot) (Ordinance No. 2003-7-16)	2003-17
497	Commercial Antenna Support Structure (75 foot) (Ordinance No. 2003-7-18)	2003-19
498 and 499	Contract Construction (Ordinance No. 2003-7-21)	2003-27
500	Nursery (Ordinance No. 2003-7-21)	2003-27
501	Used Car Dealer (Ordinance No. 2003-7-21)	2003-27
502	Private Club (Ordinance No. 2003-8-20)	2003-35

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Number	**Description**	**Zoning Case**
504	Private Club (Ordinance No. 2003-8-21)	2003-40
505	Private Club (Ordinance No. 2003-8-22) City Council waived the 300-foot distance requirement from residentially-zoned property.	2003-41
506	Private Club (Ordinance No. 2003-9-24)	2003-30
507	Private Club (Ordinance No. 2003-9-28)	2003-42
508	Private Club (Ordinance No. 2003-9-50)	2003-43
509	Private Club (Ordinance No. 2003-10-20) 1. The area of the private club is limited to the inside of the theater only. 2. Screening consisting of masonry, wrought iron, and/or landscaping shall be placed along the southern property line from the sidewalk to the east facade of the Courtyard Theater. 3. City Council waived the 1,000-foot distance requirement from a publicly-owned park and the 300-foot distance requirement from a residential district and church.	2003-45
510	Private Club (Ordinance No. 2003-10-22)	2003-46
511	Day Care Center (In-home) (Ordinance No. 2003-10-30) 1. In-home day care is operated as a home occupation use only. 2. The hours of operation are limited to 8:30 a.m. to 12:30 p.m. 3. The days of operation are limited to Monday through Friday. 4. Day care may be provided for up to 12 children including the homeowner's children.	2003-48
512	Private Club (Ordinance No. 2003-11-9)	2003-55
513	Household Care Institution (Ordinance No. 2003-11-17)	2003-57
515	Recreation Vehicle Sales and Service (Ordinance No. 2003-11-16)	2003-53
516	Recreation Vehicle Parking Lot or Garage (Ordinance No. 2003-11-16)	2003-53
517	Contract Construction (Ordinance No. 2003-11-16)	2003-53
518	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53
519	Contract Construction (Ordinance No. 2003-11-16)	2003-53
520	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53
521	Contract Construction (Ordinance No. 2003-11-16)	2003-53
522	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53
523, 524, and 525	Contract Construction (Ordinance No. 2003-11-16)	2003-53

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526	Auto Storage (Ordinance No. 2003-11-16)	2003-53
527	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53
528	Auto Storage (Ordinance No. 2003-11-16)	2003-53
529	Contract Construction (Ordinance No. 2003-11-16)	2003-53
530	Used Car Dealer (Ordinance No. 2003-11-16)	2003-53
531	Private School (Ordinance No. 2003-12-14)	2003-56
532	Private Club (Ordinance No. 2004-1-13)	2003-61
533	Private Club (Ordinance No. 2004-1-26) City Council waived the 1,000-foot distance requirement from a publicly-owned park.	2003-65
534	Used Car Dealer (Ordinance No. 2004-1-17)	2003-66
535	Private Club (Ordinance No. 2004-4-6)	2004-05
536	Private Club (Ordinance No. 2004-4-7)	2004-07
537	New Car Dealer (Ordinance No. 2004-4-13)	2004-08
538	Private Club (Ordinance No. 2004-5-6) City Council waived the 1,000-foot distance requirement from a publicly-owned park.	2004-12
539	New Car Dealer (Ordinance No. 2004-5-24)	2004-14
540	Commercial Antenna Support Structure (Ordinance No. 2004-6-29)	2004-19
541	Commercial Antenna Support Structure (Ordinance No. 2004-6-30)	2004-20
543	Commercial Antenna Support Structure (96-foot) (Ordinance No. 2004-8-20)	2004-18
544	Private Club (Ordinance No. 2004-8-23)	2004-29
545	Regional Theater (Ordinance No. 2004-8-35)	2004-30
546	Arcade (Ordinance No. 2004-8-35) 1. The arcade is permitted only in conjunction with an operational regional theater. 2. The arcade is limited to a maximum number of 25 machines.	2004-30

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