

## Article 2. Zoning Districts and Uses

### 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 '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.

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Description	Requirement	
	Commercial and Multifamily	Single-Family Attached
Minimum Rear Yard	None except as provided in Section 3.700 and Other Height/Setback Requirements below.	None
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

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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.

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### 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., and 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 '3.1105 Parking Area Standards' and 'Appendix Illustrations' 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.

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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 Illustrations' 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, and 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.

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### 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, and 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:

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Setback	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	
	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 major streets devoted to residential use. (ZC 2008-51; Ordinance No. 2008-5-33)

- 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

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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 230 dwelling units may be located within any block bounded by streets, public ways, and/or railroad or transit rights-of-way. (*ZC 2008-51; Ordinance No. 2008-5-33*)
  - 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.

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- 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

*Disclaimer - Uses listed by zoning district are provided as a convenience but should not be relied upon as the most current and accurate source of information. Please contact the City of Plano Planning Department to verify a specific use.*

**BG - Downtown Business/Government Permitted Uses**

Accessory and Incidental Uses	
Accessory Building or Use	P
Caretaker's/Guard's Residence	P
Construction Yard (Temporary)	35
Field Office	35
Home Occupation	P

Automobile and Related Uses	
Automobile Parking Lot/Garage	P

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

Contract Construction Uses	
Cabinet/Upholstery Shop	P

Educational, Institutional, Public, and Special Uses	
Assembly Hall	P
Assisted Living Facility	P
Civic Center	P
College/University	P
Community Center	P
Continuing Care Facility	P
Fire Station/Public Safety Building	P
Household Care Institution	S
Independent Living Facility	P

**P** = Permitted Use; **S** = Specific Use Permit Required; **35** = Subject to temporary permit and removal at completion of project; **36** = Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed and Asphalt Plant: Issuance of temporary permit by resolution of City Council

Educational, Institutional, Public, and Special Uses	
Long-term Care Facility	P
Open Storage	7
Park/Playground	P
Post Office	P
Recreation Center	P
Religious Facility	P
School - Primary or Secondary (Private)	P
School - Primary or Secondary (Public or Parochial)	P
Trade/Commercial School	P

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

Primary Residential Uses	
Boarding/Rooming House	P
Multifamily Residence	2
Single-Family Residence Attached	P
Studio Residence	P

Retail Uses	
Antique Shop	P
Convenience Store	R, 33, 40
Farmer's Market	S
Florist Shop	P
Furniture, Home Furnishings, and Equipment Store	P
General Merchandise Store	P
Grocery/Food Store	P
Hardware	P
Miscellaneous Retail Store	P
Pet Shop	P
Retail Stores and Shops	P

Service Uses	
Adult Day Care Center	P
Arcade	S
Artisan's Workshop	P
Bank, Savings and Loan, or Credit Union	P
Bed and Breakfast Inn	P
Business Service	P
Cleaning - Small Plant/Shop	P
Commercial Amusement (Indoor)	P
Commercial Pet Sitting/Kennel (Indoor Pens)	P
Dance Hall	S
Day Care Center	S
Day Care Center (Accessory)	P
Gymnastics/Dance Studio	P
Health/Fitness Center	P
Household Appliance Service and Repair	P

**P** = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **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 of the Zoning Ordinance; **40** = Fuel dispensing facilities are not allowed in the Downtown Business/Government district

Service Uses	
Laundromat	P
Licensed Massage Therapy	P
Motel/Hotel	P
Personal Service Shop	P
Print Shop (Major)	S
Print Shop (Minor)	P
Private Club	P
Residence Hotel	P
Restaurant/Cafeteria	P
Studio for Photographer, Musician, Artist, Radio, and/or TV	P
Tattooing and Permanent Cosmetics	37
Theater - Neighborhood	P
Veterinary Clinic	P
Winery	S

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur)	34
Electrical Substation	S
Private Utility (other than listed)	S
Service Yard of Governmental Agency	S
Shops, Office, and Storage Area for Public/Private Utility	S
Transit Center	P
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S

**P** = Permitted Use; **S** = Specific use permit required; **34** = See Subsection 3.107 of the Zoning Ordinance; **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 of the Zoning Ordinance.