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 Multifamily Residence' and Section '3.700 Rear Yard Regulations'.) (*ZC 98-15*)	Ten feet, where no alley abuts the rear property line (See Section '3.700 Rear Yard Regulations'.)
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.)

Description	Requirement	
	Residential	Nonresidential
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 concept plan approval. *(ZC 2009-03; Ordinance No. 2009-5-31)*

v. The general allocation of permitted density levels of development on the various sections of the property shall be approved at the time of concept plan approval. *(ZC 2009-03; Ordinance No. 2009-5-31)*

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 2,300 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 05-50; Ordinance No. 2006-2-29*)

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.

***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.*

CB-1 - Central Business-1 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
Homebuilder Marketing Center	P

Automobile and Related Uses	
Automobile Parts Sales (Inside)	P
Automobile Leasing/Renting	S, R
Automobile Parking Lot/Garage	P
Automobile Repair - Major	R, 33
Automobile Repair - Minor/Service Station	R, 33
Automobile Storage	P
Car Wash	R, 33
Motorcycle Sales/Service	R
New Car Dealer	S, R
Tire Dealer (no open storage)	R
Used Car Dealer	S, R

Commercial, Manufacturing, and Industrial Uses	
Concrete/Asphalt Batching Plant (Temporary)	36
General Commercial Plant	P
Transfer Storage and Baggage Terminal	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 Section 3.1500 of the Zoning Ordinance; **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

Contract Construction Uses	
Cabinet/Upholstery Shop	P
Service Contractor (no storage yard)	P

Educational, Institutional, Public, and Special Uses	
Airport/Heliport	6
Assembly Hall	P
Assisted Living Facility	P
Cemetery/Mausoleum	S
Civic Center	P
College/University	P
Community Center	P
Continuing Care Facility	P
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Fraternal Organization, Lodge, or Civic Club	P
Golf Course/Country Club (Private)	P
Helistop	P
Independent Living Facility	P
Long-term Care Facility	P
Open Storage	7
Park/Playground	P
Post Office	P
Private Recreation Facility	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

P = Permitted Use; **S** = Specific Use Permit Required; **6** = Heliport allowed by right; airport allowed by specific use permit; **7** = See Section 3.900 of the Zoning Ordinance

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

Primary Residential Uses	
Multifamily Residence	3

Retail Uses	
Antique Shop	P
Convenience Store	R, 33
Florist Shop	P
Furniture, Home Furnishings, and Equipment Store	P
Garden Center	R
General Merchandise Store	P
Grocery/Food Store	P
Hardware	P
Miscellaneous Retail Store	P
Nursery	S
Paint Shop	P
Pawn Shop	P
Pet Shop	P
Retail Stores and Shops	P
Shopping Center	P
Superstore	P

P = Permitted Use; **S** = Specific use permit required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **3** = See Subsections 2.822 and 2.823 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

Service Uses	
Adult Day Care Center	P
Arcade	S
Bank, Savings and Loan, or Credit Union	P
Body Piercing	37
Business Service	P
Cleaning - Small Plant/Shop	P
Commercial Amusement (Indoor)	P
Commercial Pet Sitting/Kennel (Indoor Pens)	P
Dance Hall	P
Data Center	S
Day Care Center	P
Day Care Center (Accessory)	P
Dry Cleaning Plant	P
Fairgrounds/Exhibition Area	S, R
Gymnastics/Dance Studio	P
Health/Fitness Center	P
Household Appliance Service and Repair	P
Laundromat	P
Licensed Massage Therapy	P
Mortuary/Funeral Parlor	P
Motel/Hotel	P
Personal Service Shop	P
Print Shop (Major)	P
Print Shop (Minor)	P
Private Club	P
Residence Hotel	P
Restaurant (Drive-in)	P, R
Restaurant/Cafeteria	P
Storage/Repair of Furniture and Appliances (Inside)	P
Studio for Photographer, Musician, Artist, Radio, and/or TV	P

P = Permitted Use; **S** = Specific use permit required; **R** = Refer to Residential Adjacency Standards 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

Service Uses	
Tattooing and Permanent Cosmetics	37
Theater (Drive-in)	R
Theater - Neighborhood	P
Theater - Regional	P
Tool Rental Shop	P
Veterinary Clinic	P
Winery	S

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

Wholesale Uses	
Mini-Warehouse/Public Storage	P
Office - Showroom/Warehouse	P
Storage/Wholesale Warehouse	P
Warehouse/Distribution Center	P

P = Permitted Use; **S** = Specific use permit required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **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