

Article 2. Zoning Districts and Uses

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 Multifamily Residence' and Section '3.600 Side Yard Regulations'.)	None, except as provided in Section 3.600.
--of Corner Lot	25 feet on street side (See Section '3.600 Side Yard Regulations'.)	50 feet on street side
Maximum Side Yard	None	None
Minimum Rear Yard	Ten feet (See Subsection '3.104 Multifamily Residence' and Section '3.700 Rear Yard Regulations'.)	Ten feet where no alley abuts the rear property line (See Section '3.700 Rear Yard Regulations'.)

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Description	Requirement	
	Residential	Nonresidential
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
Maximum Lot Coverage	40%, plus ten percent additional coverage permitted for accessory structures (See below and Section '3.700 Rear Yard Regulations'.)	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
Minimum Open Space	800+ feet - No restriction, except as provided for under Section 3.500	800+ feet - No restriction, except as provided for under Section 3.500.
	Same as MF-3 requirements in Subsection 3.104.5	None

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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.

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- 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 concept plan approval. (*ZC 2009-03; Ordinance No. 2009-5-31*)
- vii. 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*)
- 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.

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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 Heliports, Helistops, and Airports' 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 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)

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- 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.

CE - Commercial Employment 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 Leasing/Renting		R
Automobile Parking Lot/Garage		P
Automobile Repair - Major		R, 26, 33
Automobile Repair - Minor/Service Station		R, 25, 33
Car Wash		R, 33
New Car Dealer		S, R
Truck Sales (Heavy Trucks)		S, R

Commercial, Manufacturing, and Industrial Uses		
Concrete/Asphalt Batching Plant (Temporary)		36
Concrete/Asphalt Batching Plant (Permanent)		S
Industrial Park		S
Manufacturing - Heavy-intensity		S
Manufacturing - Light-intensity		P
Manufacturing - Moderate-intensity		P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards of the Zoning Ordinance; **25** = Permitted in the Commercial Employment district. See Subsection 2.823 of the Zoning Ordinance; **26** = Permitted as an accessory use but not as a primary use; **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; **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	
Airport/Heliport	6
Assembly Hall	P
Assisted Living Facility	P
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
Hospital	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
Rehabilitation Care Institution	P
Religious Facility	P
School - Primary or Secondary (Private)	P
School - Primary or Secondary (Public or Parochial)	P

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
Pet Shop		P
Retail Stores and Shops		P
Shopping Center		P
Superstore		P

Service Uses		
Adult Day Care Center		P
Arcade		S
Bank, Savings and Loan, or Credit Union		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 of the Zoning Ordinance

Service Uses	
Body Piercing	37
Business Service	P
Cleaning - Small Plant/Shop	P
Commercial Amusement (Indoor)	P
Commercial Amusement (Outdoor)	S
Data Center	P
Day Care Center	P
Day Care Center (Accessory)	P
Gymnastics/Dance Studio	S
Health/Fitness Center	P
Household Appliance Service and Repair	P
Indoor Gun Range	S
Laundromat	P
Licensed Massage Therapy	P
Motel/Hotel	P
Personal Service Shop	P
Print Shop (Major)	P
Print Shop (Minor)	P
Private Club	S
Residence Hotel	P
Restaurant (Drive-in)	P, R
Restaurant/Cafeteria	P
Studio for Photographer, Musician, Artist, Radio, and/or TV	P
Tattooing and Permanent Cosmetics	37
Theater - Neighborhood	P
Theater - Regional	P
Winery	S

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

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