

## Article 2. Zoning Districts and Uses

### 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 '2.500 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 '3.600 Side Yard Regulations'.)
--of Corner Lot	50 feet on street side
Minimum Rear Yard	Ten feet where no alley abuts the rear property line (See '3.700 Rear Yard Regulations'.)
Maximum Lot Coverage	30%
Maximum Height	Two story, 35 feet (See '3.800 Height Regulations'.)
Maximum Floor Area Ratio	0.6:1

#### 4. Parking Requirements (See '3.1100 Off-Street Parking and Loading')

#### 5. Landscaping (See '3.1100 Off-Street Parking and Loading'.)

**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.

## O-1 - Neighborhood Office Permitted Uses

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

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

Educational, Institutional, Public, and Special Uses	
Assembly Hall	S
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
Golf Course/Country Club (Private)	S
Household Care Institution	S
Independent Living Facility	P
Long-term Care Facility	P
Park/Playground	P
Private Recreation 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; Asphalt Plant: Issuance of temporary permit by resolution of City Council

Educational, Institutional, Public, and Special Uses	
Rehabilitation Care Institution	S
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	23

Retail Uses	
Nursery	S
Retail/Service (Incidental)	P

Service Uses	
Adult Day Care Center	P
Bank, Savings and Loan, or Credit Union	S
Body Piercing	37
Business Service	P
Commercial Pet Sitting/Kennel (Indoor Pens)	22
Day Care Center	P
Day Care Center (Accessory)	P
Funeral Parlor/Mortuary	S
Licensed Massage Therapy	P
Veterinary Clinic	22

**P** = Permitted Use; **S** = Specific Use Permit Required; **22** = See Subsection 3.111 of the Zoning Ordinance; **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; **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 Substation	S
Private Utility (other than listed)	S
Service Yard of Governmental Agency	S
Transit Center	P
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	P