

Article 2. Zoning Districts and Uses

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 '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 (<i>Ordinance No. 95-4-30</i>)	Ten feet or ten percent of lot width, whichever is greater)See '3.600 Side Yard Regulations'.)
--of Corner Lot	15 feet on street side (See '3.600 Side Yard Regulations'.)
Maximum Side Yard	25 feet
Minimum Rear Yard	Ten feet (See '3.700 Rear Yard Regulations'.)
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 '3.800 Height Regulations'.)
Maximum Coverage	25%, plus ten percent additional coverage permitted for accessory buildings (See '3.700 Rear Yard Regulations'.)
Parking Requirements	Two parking spaces per dwelling unit (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.

SF-20 - Single-Family Residence-20 Permitted Uses

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

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

Educational, Institutional, Public, and Special Uses	
Cemetery/Mausoleum	S
College/University	S
Community Center	S
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Golf Course/Country Club (Private)	S
Household Care Facility	P
Park/Playground	P
Private Recreation Facility	S
Rehabilitation Care Facility	S
Religious Facility	P
School - Primary or Secondary (Private)	S
School - Primary or Secondary (Public or Parochial)	P

Primary Residential Uses	
Private Street Development	S
Single-Family Residence Detached	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

Service Uses	
Day Care Center	S
Day Care (In-home)	P, 42

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
Sewage Treatment Plant	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S