

Article 2. Zoning Districts and Uses

2.810 SF-6 - Single-Family Residence-6

1. Purpose

The SF-6 district is intended to provide for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

2. Permitted Uses

See '2.502 Schedule of Permitted Uses', for a complete listing.

3. Area, Yard, and Bulk Requirements (*ZC 2006-02; Ordinance No. 2006-4-24*)

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Lot Area	6,000 square feet	5,700 square feet	5,400 square feet
Minimum Lot Width	55 feet	55 feet	55 feet
--of Corner Lot:	60 feet	60 feet	60 feet
Minimum Lot Depth	100 feet	95 feet	95 feet
Minimum Front Yard	25 feet, except as provided in (4) below and in Section 3.500	25 feet, except as provided in (4) below and in Section 3.500	25 feet, except as provided in (4) below and in Section 3.500
Minimum Side Yard (<i>Ordinance No. 95-4-30</i>)	Six feet or ten percent of lot width, whichever is greater, except as in Section 3.6.00	Six feet or ten percent of lot width, whichever is greater, except as in Section 3.6.00	Six feet or ten percent of lot width, whichever is greater, except as in Section 3.6.00
--of Corner Lot	15 feet on street side, except as in Section 3.600	15 feet on street side, except as in Section 3.600	15 feet on street side, except as in Section 3.600
Maximum Side Yard	Ten feet	Ten feet	Ten feet
Minimum Rear Yard	Ten feet, except as provided in (4) below and in Section 3.700	Ten feet, except as provided in (4) below and in Section 3.700	Ten feet, except as provided in (4) below and in Section 3.700
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet	800 square feet

Article 2. Zoning Districts and Uses

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Maximum Height	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800	Two story, 35 feet, except as in Section 3.800
Maximum Coverage	45% total for principle and accessory buildings (See '3.700 Rear Yard Regulations')	47.5% total for principle and accessory buildings (See '3.700 Rear Yard Regulations'.)	50% total for principle and accessory buildings (See '3.700 Rear Yard Regulations'.)
Minimum Storm Water Conservation Area	N/A	Five percent in accordance with (4) below	Ten percent in accordance with (4) below
Parking Requirements	Two parking spaces per dwelling unit (See '3.1100 Off-Street Parking and Loading')	Two parking spaces per dwelling unit (See '3.1100 Off-Street Parking and Loading'.)	Two parking spaces per dwelling unit (See '3.1100 Off-Street Parking and Loading')

4. Miscellaneous Area, Yard, and Bulk Requirements (ZC 2006-02; Ordinance No. 2006-4-24)

SF-6 subdivisions shall be developed in conformance with Standard Requirements, Storm Water Management Option 1 Requirements, or Storm Water Management Option 2 Requirements.

- a. For all SF-6 subdivisions, the front yard setback may be reduced to 20 feet if the lot is alley served. When a 20-foot front yard setback is used, the minimum rear yard setback must be increased from ten to 15 feet. Garages shall be setback a minimum of 20 feet from the rear property lines.
- b. If developed in accordance with Standard Requirements, a SF-6 subdivision may stagger, vary, or reduce the front yard setback of 20 feet provided that the average setback for any block face shall be 25 feet. Under this provision, no more than three adjacent lots may have a setback of less than 25 feet. Where setbacks are varied, the maximum setback shall be 30 feet and a minimum lot depth of 70 feet, as measured from the front building line to the rear lot line, shall be maintained.
- c. Per the development incentives and standards in Section 3.1700 (Storm Water Management), an SF-6 subdivision may be developed in accordance with Storm Water Management Option 1 or 2 Requirements provided:

Article 2. Zoning Districts and Uses

- i. The minimum gross area of the subdivision is ten acres; and
- ii. The subdivision provides storm water conservation area per the area, yard, and bulk standards above, and provided storm water conservation areas are shown on a site-specific storm water management plan per Section 3.1700.

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-6 - Single-Family Residence-6 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