

Article 2. Zoning Districts and Uses

2.811 SF-7 - Single-Family Residence-7

1. Purpose

The SF-7 district is intended to provide for areas of urban single-family development on moderate-size lots, 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. 2006-4-242006-4-24)

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Lot Area	7,000 square feet	6,650 square feet	5,400 square feet
Minimum Lot Width	65 feet	65 feet	55 feet
--of Corner Lot	70 feet	70 feet	60 feet
Minimum Lot Depth	100 feet	95 feet	95 feet
Minimum Front Yard	30 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 (Ordinance No. 95-4-30)	6.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600	6.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600	6.5 feet or ten percent of lot width, whichever is greater, except as in Section 3.600
--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

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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-7 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-7 subdivisions, if the lot is alley served, garages shall be set back a minimum of 20 feet from the rear property lines.
- b. If developed in accordance with Standard Requirements, a SF-7 subdivision may vary the front yard setback under one, but not both, of the following provisions:
 - i. The minimum front yard setback may be reduced by a maximum of five feet if 25% of the street lengths in the subdivision are curvilinear in design. In no case shall the required front yard be less than 25 feet. The term curvilinear in design shall refer to any street segment which is designed with a degree of curvature not less than 3°30' and not greater than 22°55' and which shall offset a minimum distance of 30 feet, said offset being measured perpendicular to the initial tangent line of the curve. Computation of percentage of curvilinear streets shall utilize the centerline of all interior streets, excluding streets with a right-of-way width greater than 70 feet. (See 'Appendix Illustrations' 13.)

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- ii. The front yard setback may be staggered, varied, or reduced to a minimum setback of 25 feet provided that the average setback for a block face shall be 30 feet. Under this provision, no more than three adjacent lots may have a setback of less than 30 feet. Where setbacks are varied, the maximum setback shall be 35 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-7 subdivision may be developed in accordance with Storm Water Management Option 1 or 2 Requirements provided:
 - 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-7 - Single-Family Residence-7 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