

Article 2. Zoning Districts and Uses

2.809 SF-A - Single-Family Residence Attached

1. Purpose

The SF-A district is intended to provide for a variety of residential housing types and densities in the medium density range (five-ten units/acre) on individually-platted lots or multiple units on a single lot.

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)

SF-A zoned property may be developed in accordance with the standards in the PH, 2F, and single-family districts or according to the following SF-A standards:

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Minimum Lot Area per Dwelling Unit	2,250 square feet when on individually-platted lots. Maximum of ten units/acre when multiple units are platted on a single lot, except as provided in (4) below.	2,140 square feet when on individually-platted lots. Maximum of ten units/acre when multiple units are platted on a single lot, except as provided in (4) below.	2,025 square feet when on individually-platted lots. Maximum of ten units/acre when multiple units are platted on a single lot, except as provided in (4) below.
Minimum Lot Width	25 feet	25 feet	25 feet
--on Corner Lot	30 feet	30 feet	30 feet
Minimum Lot Depth	85 feet	85 feet	80 feet
Minimum Front Yard (ZC 2000-86; Ordinance No. 2001-10-8)	20 feet, except as provided in (4) below	15 feet, except as provided in (4) below	Ten feet, except as provided in (4) below

Article 2. Zoning Districts and Uses

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
--Lots Fronting Cul-de-Sacs	20 feet	15 feet	10 feet
	The front yard may be staggered, varied, or reduced to a ten-foot front yard with site plan approval as provided in (4) below.		
Minimum Side Yard of Corner Lot (ZC 2000-86; Ordinance No. 2001-10-8)	Ten feet adjacent to the street, except as in Section 3.600	Ten feet adjacent to the street, except as in Section 3.600	Ten feet adjacent to the street, except as in Section 3.600
Maximum Side Yard	N/A	N/A	N/A
Minimum Building Separation	Ten feet for all uses, except as in Section 3.600	Ten feet for all uses, except as in Section 3.600	Ten feet for all uses, except as in Section 3.600
Minimum Rear Yard (ZC 2000-86; Ordinance No. 2001-10-8)	Ten feet, except as provided in (4) below	Ten feet, except as provided in (4) below	Ten feet, except as provided in (4) below
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet	800 square feet
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 (ZC 2000-86; Ordinance No. 2001-10-8)	65% total for principle and accessory buildings ('3.700 Rear Yard Regulations'.)	68% total for principle and accessory buildings ('3.700 Rear Yard Regulations'.)	72% total for principle and accessory buildings ('3.700 Rear Yard Regulations'.)
Minimum Usable Open Space	Ten percent in accordance with (5) below	Ten percent in accordance with (5) below	Ten percent in accordance with (5) below
Minimum Storm Water Conservation Area	N/A	Five percent in accordance with (4) below	Ten percent in accordance with (4) below

Article 2. Zoning Districts and Uses

Description	Standard Requirements	Storm Water Management Option 1 Requirements	Storm Water Management Option 2 Requirements
Parking Requirements (ZC 2000-86; Ordinance No. 2001-10-8)	Front Entry: 2.25 parking spaces per dwelling unit. Two off-street parking spaces, exclusive of garage and carport, shall be provided adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking space shall be provided within 600 feet of each unit.	Front Entry: 2.25 parking spaces per dwelling unit. Two off-street parking spaces, exclusive of garage and carport, shall be provided adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking space shall be provided within 600 feet of each unit.	Front Entry: 2.25 parking spaces per dwelling unit. Two off-street parking spaces, exclusive of garage and carport, shall be provided adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking space shall be provided within 600 feet of each unit.
	Rear/Alley Entry: Two parking spaces per dwelling unit	Rear/Alley Entry: Two parking spaces per dwelling unit	Rear/Alley Entry: Two parking spaces per dwelling unit

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

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

- a. All SF-A subdivisions shall comply with the following standards:
 - i. Houses shall be developed as attached townhouses.
 - ii. No complex of townhouse buildings shall exceed 200 feet in length.
 - iii. Each dwelling unit shall contain a two-car garage in addition to required parking spaces. The garage space shall not be eliminated by enclosing the garage with a stationary wall.
 - iv. Landscaping requirements of one tree for each three dwelling units shall be met. Trees planted to meet this requirement may be clustered or dispersed throughout the site and must be indicated on the landscape plan. New trees planted to meet this requirement shall be a minimum three inch caliper.

Article 2. Zoning Districts and Uses

- v. When multiple units are platted on a single lot, the density may be increased to 12 dwelling units per acre if the Planning & Zoning Commission determines that the increase is necessary to provide additional amenities. In making this determination, the Planning & Zoning Commission will review additional open space, landscaping, screening, subdivision design, and treatment of natural environment.

- b. If developed in accordance with Standard Requirements, the front yard setback may be reduced to ten feet provided that:
 - i. The driveway and garage are accessed from an alley; and
 - ii. The garage door is set back 20 feet from the rear property line; and
 - iii. The open yard area of either the rear or non-zero side yard is increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback.

- c. Per the development incentives and standards in Section 3.1700 (Storm Water Management), an SF-A 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 the site-specific storm water management plan per Section 3.1700; and
 - iii. A SF-A subdivision developed under either of these requirements shall have front or rear entry garages. Correspondingly, garages shall be set back a minimum of 20 feet from the front or rear property lines.

- 5. **Usable Open Space Requirements (ZC 2006-02; Ordinance No. 2006-4-24 and ZC 2000-86; Ordinance No. 2001-10-8)**

Except as provided below, any subdivision developed under the SF-A standards of this ordinance shall provide usable open space which equals or exceeds ten percent of the gross platted area, excluding rights-of-way for major thoroughfares Type E or larger, or easements for drainage or floodways. Usable open space shall not be required for an SF-A development if it contains 50 or fewer lots and the property contiguous (abutting or separated only by a local or collector street) to the subdivision is either developed for use other than SF-A or is restricted by zoning to not permit SF-A development. Properties separated by rights-of-way, drainage, or utility easements in excess of 60 feet in width shall not be considered as contiguous. Usable open space shall comply with the supplementary regulations in Subsection 3.117.

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-A - Single-Family Residence Attached 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	P
Rehabilitation Care Facility	S
Religious Facility	P
School - Primary or Secondary (Private)	S
School - Primary or Secondary (Public or Parochial)	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

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

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