

Article 2. Zoning Districts and Uses

2.815 UR - Urban Residential

1. Purpose

The UR district is intended to provide for single-family detached development, particularly infill development, in an urban, pedestrian-oriented environment.

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	5,000 square feet
Minimum Lot Width	50 feet
--of Corner Lot	55 feet
Minimum Lot Depth	90 feet
Minimum Front Yard	10 feet or within five feet of the average setback of existing, adjacent structures facing the same street, whichever is greater (See '3.500 Front Yard Regulations'.)
Minimum Side Yard	Five feet
--of Corner Lot	Ten feet on street side (See '3.600 Side Yard Regulations'.)
Maximum Side Yard	Ten feet
Minimum Rear Yard	Five feet (See '3.700 Rear Yard Regulations'.)
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	Two story, 35 feet (See '3.800 Height Regulations'.)
Maximum Lot Coverage	60%, including accessory uses and/or buildings
Maximum Floor Area	None
Parking Requirements	Two parking spaces per dwelling unit (See '3.1100 Off-Street Parking and Loading')

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4. Other Regulations

Multifamily residences lawfully constructed prior to the institution of a UR district are permitted. Any remodeling, reconstruction, redevelopment, or other improvements shall not increase the floor area or number of dwelling units of a particular structure or site.

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.

UR - Urban Residential Permitted Uses

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

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

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

Primary Residential Uses	
Single-Family Residence Detached	P
Studio Residence	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

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Service Uses	
Bed and Breakfast Inn	P
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