

Date: December 9, 2025

To: Honorable Mayor & City Council

Via: Mark D. Israelson, ICMA-CM, City Manager

From: Christina D. Day, AICP, Director of Planning

Subject: Presentation of Module 1 (Zoning Districts and Land Uses) of the Zoning and Subdivision Ordinance Rewrite Project

Background

Plano City Council initiated the process to review and rewrite the Zoning and Subdivision Ordinances in April 2024. The first phase of work concluded in December 2024 with the acceptance of a [Diagnostic Report](#) by the Rewrite Advisory Committee (RAC), Planning & Zoning Commission (Commission), and City Council. The project is currently in the second phase, which will see both ordinances rewritten as a Unified Development Code (UDC) across four modules.

Module 1

Module 1, Zoning Districts and Land Uses, was accepted as substantially complete by the RAC on [May 15, 2025](#); however, changes in state law resulted in amendments to the current Zoning Ordinance adopted by City Council on [August 25, 2025](#). This required significant revisions to the RAC-accepted, Module 1 draft; a revised draft was presented to the RAC and accepted as substantially complete on [October 30, 2025](#).

The newly accepted draft of Module 1 was presented to the Planning & Zoning Commission on [December 1, 2025](#), where the Commission voted unanimously to accept the draft as substantially complete. The staff report from that meeting, outlining the project process, significant changes in Module 1, and public outreach, is attached herein, along with several attachments to the staff report:

- Attachment A: A zoning district equivalency chart;
- Attachment B: A zoning map based on the proposed new districts and the current existing district boundaries;
- Attachment C: A land use equivalency chart, including the existing and proposed land uses and definitions;
- Attachment D: The draft text of the UDC accepted by the RAC and the Commission;
- Attachment E: Materials to aid in understanding the proposed residential framework; and
- Attachment F: Public correspondence received during review of Module 1.

Next Steps

Work on Module 2, Administrative and Zoning Procedures, is underway. A refined draft has been provided to the Rewrite Advisory Committee for further review and discussion on December 11, 2025. When complete, the accepted draft will be presented to the Commission and City Council in early 2026. This process will be repeated for the remaining modules before the full draft is presented to the Commission and Council for public hearings and adoption, expected in late 2026. Drafts of each module and opportunities for public comment will continue to be posted to the project website at www.Plano.gov/UDC.

Recommendation

Staff recommends that the City Council accept Module 1 of the Unified Development Code as substantially complete.

Attachments

P&Z Staff Report and Associated Attachments

AGENDA ITEM NO. 2

PRESENTATION, DISCUSSION, & ACTION: Zoning and Subdivision Ordinance Rewrite Module 1

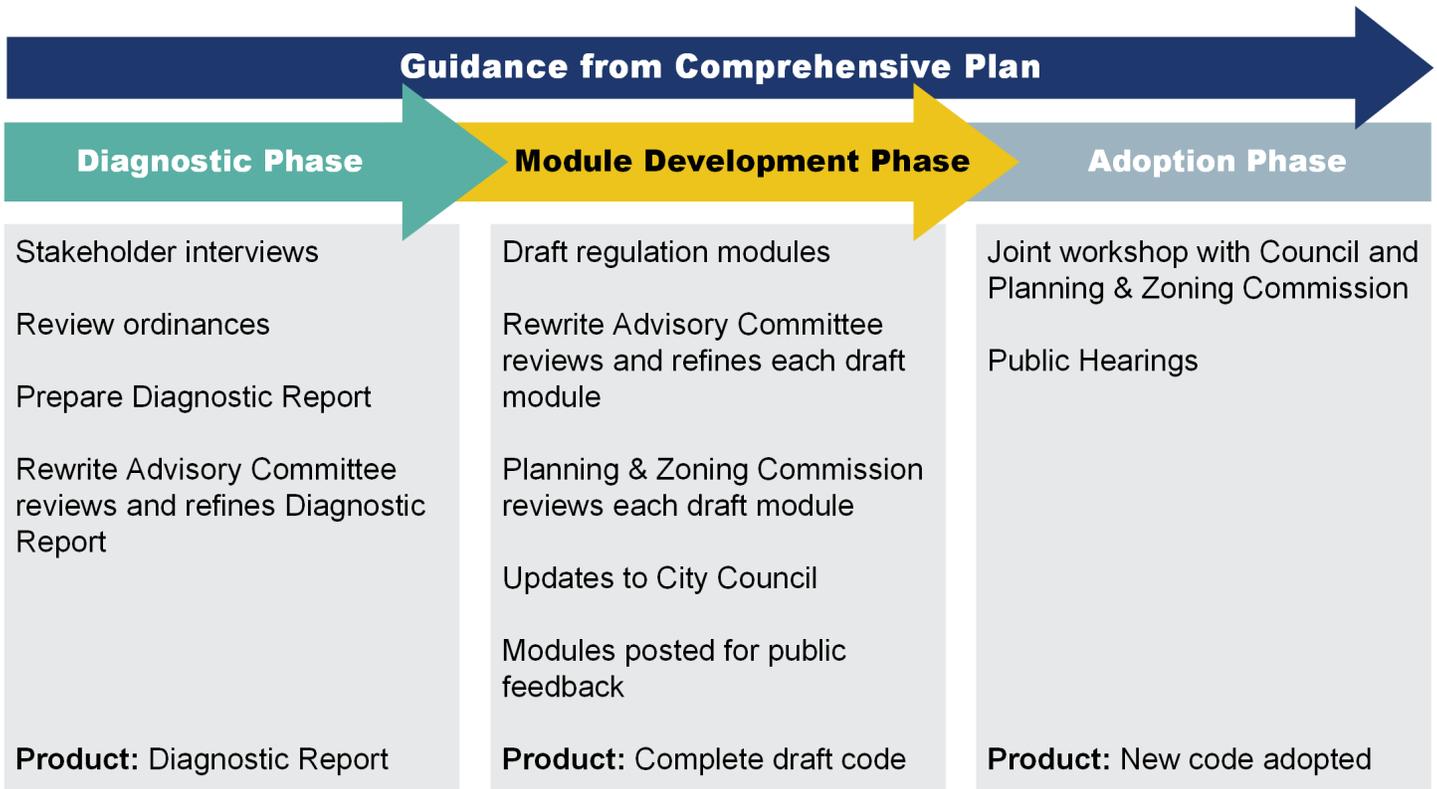
APPLICANT: City of Plano

CASE PLANNER: Jordan Rockerbie, AICP

DESCRIPTION: Presentation, discussion, and consideration of Module 1 (Zoning Districts and Land Uses) of the Zoning and Subdivision Ordinance Rewrite project and update on project progress. Project #DI2025-004.

STAFF REPORT – BACKGROUND

The Zoning & Subdivision Ordinance Rewrite project (Rewrite) involves three phases of work: a diagnostic phase, a module development phase, and an adoption phase. The diagnostic phase concluded on December 17, 2024, when the [Diagnostic Report](#) was presented to City Council. The current module development phase consists of four modules of the proposed [Unified Development Code \(UDC\)](#), each of which will follow the same drafting, review, and concurrence process.



The first module was divided into sub-modules for the purpose of focusing on review. Drafts were published for feedback from the public, and the Rewrite Advisory Committee (Committee) and the Committee provided additional feedback when discussing the sub-modules at meetings held on the following dates:

- [April 3, 2025](#) (Module 1A – Zoning Districts and Nonresidential Uses);
- [April 24, 2025](#) (Module 1B – Residential, Institutional Dwellings, and Related Land Uses);
- [May 15, 2025](#) (Modules 1A and 1B – Zoning Districts and All Uses); and
- [October 30, 2025](#) (Modules 1A and 1B – Zoning Districts and All Uses, including updates from the 89th Legislative session).

At the May meeting, the Committee voted to accept the Module 1 draft as substantially complete and gave direction to incorporate minor revisions based on their feedback. The May meeting packet includes the written Committee questions and suggested edits, staff responses, and draft documents with changes tracked from the previous version.

However, new state laws approved as part of the 2025 legislative session significantly impacted Module 1. City Council approved changes to the existing Zoning and Subdivision Ordinances on August 25, 2025, to comply with the laws ([Zoning Ordinance agenda item](#) | [Subdivision Ordinance agenda item](#) | [video](#)), after which Module 1 was updated to align with the changes made to the current Ordinances. These changes to Module 1 were presented to the Committee at their October meeting, where the Committee voted to accept the revised draft of Module 1 as substantially complete, with some minor administrative edits.

While further significant edits to Module 1 are not anticipated, the upcoming modules may result in revisions for consistency and clarity; any further edits to Module 1 will be posted on the project website and communicated to the Committee, Planning & Zoning Commission, and City Council.

Work is underway on Module 2 and will continue through each module until the full draft is ready for review by the Planning & Zoning Commission (Commission) and City Council at a joint meeting. A final draft will be considered for adoption after public hearings before both entities.

STAFF REPORT – INTRODUCTION

Module 1 contains the zoning districts and land uses, including the land use definitions. Below are recommendations from the [Diagnostic Report](#) that have been addressed in Module 1:

| Diagnostic Report Recommendation | Comprehensive Plan Actions | Notes |
|--|---|---|
| 4.2.3.1 Create a Unified Development Code | LU1 | A Unified Development Code format is presented as the basis for Module 1. |
| 4.2.3.2 Minimize nonconformities caused by the code update | LU1 | Special care was taken to avoid nonconformities in creating new use definitions. |
| 4.3.3.2 Use a standard code layout for all procedural content and consolidate where possible | LU1 | District implementation procedures have been removed for consolidation in the general procedures (Module 2). |
| 4.3.3.5 Coordinate with legal staff during code update to ensure defensibility and legal compliance | LU1 | Legal staff have been actively engaged in the drafting of language. |
| 5.1.3.1 Evaluate the current zoning districts for consolidation or elimination, and add new districts where needed. | LU1, LU2, LU4, LU5, LU7, RTC2, RGM3, RGM4, RGM5, RGM8, RGM9, NC3, NC6, RRSC3, RRSC4, SHN5, SHN6, PPS7, HP3, HP4 | Significant changes to residential districts: <ul style="list-style-type: none"> • unused district eliminated (MH), • 10 single-family districts consolidated as four districts utilizing subdistricts, • three multifamily districts consolidated as one district • new districts added (see also 5.3.3.1) |
| 5.1.3.2 Implement mixed-use districts in accordance with the comprehensive plan. | LU1, LU2, LU4, LU5, LU7, RTC2, RGM3, RGM4, RGM5, RGM8, RGM9, NC3, NC6, RRSC3, RRSC4, SHN5, SHN6, PPS7, HP3, HP5 | Mixed-use district category created; ability to tailor density to comprehensive plan is limited by state law. |
| 5.3.3.1 Implement standards for medium and high-density housing and mixed-use that align with the comprehensive plan. | LU1, LU2, LU4, LU5, LU7, RTC2, UL3, RGM3, RGM5, RGM8, RGM9, NC6, SHN5, SHN6, HP3, HP4 | Existing standards from RCD and UMU added to new RDS and RTS districts for use outside of a community design district. |
| 5.3.3.3 Address housing demand and creative solutions evolving in the market. | LU1, LU2, LU4, LU5, LU7, RTC2, UL3, RGM3, RGM5, RGM8, RGM9, NC6, SHN5, SHN6, HP3, HP4 | Module 1 was drafted with new market-driven housing solutions in mind. |
| 5.3.3.4 Evaluate backyard cottages for regulatory hurdles. | LU1, LU2, LU4, LU5, LU7, RTC2, UL3, RGM3, RGM5, RGM8, RGM9, NC6, SHN5, SHN6, HP3, HP7 | Accessory dwelling unit standards removed from the RDE district; backyard cottage standards will be evaluated in Module 4. |
| 5.4.3.1 Create zoning districts and development regulations that are robust enough to curtail PD use. | LU1, LU2, LU4, LU7, UL1, UL3 | See 5.1.3.1, 5.1.3.2, 5.3.3.1 |

Several attachments are provided with this report, including the draft text accepted by the Committee. These include:

- A table showing the existing and proposed zoning districts, which is intended as a reference for district renaming and consolidation (Attachment A).
- A map showing the potential implementation of the proposed zoning districts, based on the current zoning, which is intended as a reference (Attachment B).
- A table comparing the existing and proposed land uses and definitions, which is intended as a reference for how the existing land uses have been consolidated, updated, or maintained (Attachment C). A detailed review and discussion of use allowances will be part of Module 4, when the use-specific standards are also considered.
- The draft text of the zoning districts (Attachment D). A comparison version from the current Zoning Ordinance is not presented due to the scale of changes and reordering of districts. All districts were based either on an existing district, specific district standards, or planned development district, and these are noted in the yellow row of the Dimensional Standards table for each district (which will be removed in the final draft).
- A document outlining the proposed residential framework and related scenarios (Attachment E).
- Public comments and correspondence received regarding Module 1 during the public comment period (Attachment F).
- Public comments and correspondence received after the public comment period (Attachment G). Due to the time the comments were received, the comments were not considered in developing Module 1; however, they may be considered during development of the remaining modules and final review of the UDC.

STAFF REPORT – SUBSTANTIAL CHANGES

The proposed Module 1 text is a fundamental shift in how zoning districts and land uses are organized from the Zoning Ordinance today, and, in turn, how they will function when development standards are considered in Module 4. These substantial, “big picture” changes are explained further in this section.

Zoning District Names, Codes, and Organization

Today’s zoning districts are classified as either residential or nonresidential zoning districts. This distinction has made the implementation of mixed-use districts reliant on exceptions to standards that are based on a clear separation of residential and nonresidential uses. A new classification of mixed-use zoning districts is proposed for the UDC to intentionally accommodate a harmonious arrangement for residential and nonresidential uses in the same zoning district. Other changes to the organization of the zoning districts include:

- The nonresidential zoning districts classification has been deleted due to the impact of [Local Government Code Chapter 218](#) (i.e., [Senate Bill 840](#)), as all nonresidential districts now allow residential uses;
- A new classification of special zoning districts is added to distinguish the districts from other categories; and
- A new classification of community design zoning districts is added to include the three zoning districts that require a development plan as part of the implementation of the district. Procedures for these districts will be reviewed in Module 2.

A new district code or abbreviation system is proposed to distinguish the four classifications of zoning districts from the two-letter codes used for the comprehensive plan Future Land Use Categories (FLUC). In the UDC, all zoning district codes are three letters as follows:

- Residential districts: R __, ex. Detached Neighborhood (RDN)
- Mixed-use districts: M __, ex. Neighborhood Commercial (MNC)
- Special districts: S __, ex. Agricultural (SAG)
- Community design districts: C __, ex. Neighborhood Business Design (CNB)

The existing district names are modified for a consistent tone and to clearly link companion districts. For example, Central Business-1 and Commercial Employment, the two districts used in the Legacy business area, become Legacy Core (MLG) and Legacy Employment (MLE). Defined land uses have been removed from the district names to avoid conflating the district with the land use. For example, the General Office district has always allowed more than just office land uses and so has been renamed General Employment (MGE). A conversion table showing the new district names and organization can be found in Attachment A.

New and Consolidated Residential Zoning Districts

The city is largely developed and has an established subdivision pattern. Review of the existing residential zoning districts sought to balance retention of the existing subdivision patterns and to allow for the new development and redevelopment envisioned in the Comprehensive Plan in an efficient manner.

There are currently 16 residential zoning districts: 11 single-family districts, three multifamily districts, a district supporting a mix of housing types, and a mobile home district. Six single-family districts include a total of 12 subdistricts as stormwater management options. The stormwater management options have not been widely utilized over the past twenty years, so they are being replaced and consolidated. The proposed UDC includes eight residential districts and 18 subdistricts to accommodate a greater range of housing types.

The proposed residential zoning districts use a similar subdistrict system, where the use permissions within the district will be identical, but the dimensional requirements among subdistricts differ. For example, the proposed Detached Neighborhood (RDN) district includes three subdistricts that correspond with the dimensional requirements of the current SF-9, SF-7, and PH districts. This subdistrict organization allows a variety of lot sizes without creating an unwieldy use chart. A table showing the district organization, comparing existing districts with proposed districts, is provided for reference in Attachment A, and the district standards are available in the UDC Draft in Attachment D.

New residential districts are proposed to provide consistent standards for the housing types supported by the Comprehensive Plan. The proposed standards in these new districts are based on standards in an existing zoning or planned development district. For example, the Detached Small-Lot (RDS) district standards are based on the current Residential Community Design (RCD) district Tier 1 and Tier 2 housing types, allowing these to be constructed outside the context of a large development plan.

Zoning Map

Note that not all new districts and subdistricts will be in use on the map immediately upon adoption of the UDC. Some districts, such as Detached Small-Lot (RDS) and Townhouse Small-Lot (RTS), are only appropriate in specific areas and will be made available for property owners to request via the zoning change process. The zoning map today will simply be updated following the table in Attachment A, though some changes may result when implementing the Public Park and Recreation (SPP) zoning district. A map showing the new zoning districts, based on the current zoning districts, is included as Attachment B.

Consolidation of Defined Land Uses

One of the overarching goals of the Rewrite project is to simplify and streamline the code while minimizing nonconformities. The proposed land uses in Attachment C consolidate land uses where appropriate based on the function and desired regulation of the use. For example, currently, many uses are distinguished largely due to variations in parking requirements; in anticipation of simplified parking standards, these uses are being consolidated. The attachment shows which land uses have been consolidated and compares the current and proposed land use definitions. A table of districts where these land uses are permitted is not included at this time, as use permissions will rely heavily on the use standards established in Module 4.

Separating Form (Building and Site Layout) and Function (Land Use) of Residential Land Uses

It is important to thoughtfully evaluate the intent, function, and outcomes of the residential land use definitions. The current land use definitions sometimes combine building form and function. For example, the “Single-Family Residence Attached (SF-A)” zoning **district** controls building form, while the “Single-Family Residence (Attached)” **use** definition includes information on how the building is constructed:

Single-Family Residence (Attached): *A dwelling that is part of a structure containing 3 or more dwellings, each designed and constructed for occupancy by one family, with each dwelling attached by a common wall to another with a minimum length of attachment of 20 feet, in which each dwelling is located on a separate platted lot (unless the dwelling is part of a planned residential development approved without separate platted lots); except that 20% of the total dwellings in a single family attached project may be included in structures containing only 2 dwellings.*

A new framework for residential uses is proposed to isolate form and function, to provide a clearer distinction between the use of a property and the site design on a property. Form is detailed in zoning districts (Module 1) and design standards (Module 4), while functions are described in the land use definitions (Module 1). Four basic **residential building forms** are used in the UDC. These terms are intended to reflect common usage and understanding of the terms, but will be defined in a later module:

1. detached house,
2. duplex,
3. townhouse, and
4. apartment.

New and revised land use definitions describe the activity that occurs inside the building (function). This is intended to clarify that a variety of uses continue to be permitted in any one residential building form; for example, a townhouse **building** could contain a “Private Residence,” “Shared Residence,” or “Community Care Home” **use**. These uses are explained in more detail in the next section.

Current Residential Definitions Framework

The current Zoning Ordinance uses a framework of defined terms and land uses to regulate housing, which can be summarized as follows:

- **Household** and **Dwelling Unit** form the foundation of all residential definitions, based on the function, number of people, and their relationships.
 - **Household:** *A domestic unit that resides in and shares in common a single dwelling unit and consists of one or more individuals related by blood, marriage, adoption or recognized legal union or guardianship, and not more than 4 adult unrelated individuals, plus any minor children, or persons residing in a household care facility.*

- **Dwelling Unit:** *A building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters of a family and including facilities for food preparation, sleeping, and sanitation.*
- **Dwelling (Multifamily), Dwelling (Single-family), and Dwelling (Two-family)** describe different types of buildings and the number of Dwelling Units or Households each building may or must contain.
- Twenty-three defined residential and institutional dwelling land uses, such as **Single-Family Residence (Attached)**, **Single-Family Residence (Detached)**, and **Multifamily Residence**, build on and may (or may not) refer back to the dwelling definitions above. Some definitions do not specify a dwelling type.

The various dwelling and land use definitions do not consistently refer to families or households, which can create confusion and misplaced community expectations. For example, the definition of the “Single-Family Residence (Attached)” use provided earlier states occupation by one family, but the definition of “Dwelling (Single-family)” states occupation by one household:

Dwelling (Single-family): *A building having accommodations for and occupied by not more than one household.*

According to [2023 Census data](#), one-third of households in Plano are non-family households.

Proposed Residential Definitions Framework

The proposed residential definitions are based on a new framework, with three foundational elements, described below, focusing on the level of privacy, function, and access.

1. **Dwelling (or Dwelling Unit):** *A complete living space, further defined as a space that provides for the activities required for daily living which must include indoor areas for sleeping, bathing, and a Residential Kitchen. A Dwelling also includes the private outdoor leisure areas that form part of the living space.*

This is an update to the definition of “Dwelling Unit” by removing reference to occupation by a family. The three separately defined “Dwelling”-based form definitions are deleted.

2. **Private Room:** *A living space within a Dwelling or residential facility where adult occupants have individual control and enjoy a right to privacy and where other occupants in the same Dwelling or residential facility can be legally excluded. A Private Room may be a suite including separate rooms for sleeping and bathing, but may not include a Residential Kitchen. Typically a Private Room is rented space.*

This is a new definition of “Private Room” to describe an area of a residence where the occupant has total control over the space. Private Rooms form the basis for separating the Private Residence, Shared Residence, Boarding House, and Residential Facility residence types further described below. Private Rooms are generally areas that are made available for separate rentals and do not reflect the number of rooms in a home.

- 3. **Sleeping Quarter:** *A bed or other area for sleeping that is individually leased or rented. This definition does not include Private Rooms.*

A new definition of “Sleeping Quarter” describes areas that are individually rented but are not private, such as a bed in a shared dormitory room or a couch in a living room. Sleeping Quarters do not provide the same level of control or privacy as a Private Room and are used as the basis for distinguishing most Dwellings from a Residential Facility.

The following residence and facility types were constructed using the three foundational elements above. Additional land uses also refer to these types:

- **Private Residence:** *A Dwelling with no Private Rooms or Sleeping Quarters in which all adult occupants have access to the entire space with no legal right to exclusion from any portion of the property.*



Private Residence
No Private Rooms, and
No Sleeping Quarters

This is a new land use definition to describe a household unit living together in any residential building form. A “Private Residence” has no Private Rooms, as the whole Dwelling is shared among the occupants. This is similar to the Housekeeping Unit definition in the current Zoning Ordinance: “A dwelling unit organized as a single entity in which members share common kitchen facilities and have access to all parts of the dwelling.”

- **Shared Residence:** *A Dwelling that includes at least one and not more than four Private Rooms, but no Sleeping Quarters, together with a Residential Kitchen that serves all occupants of the Dwelling. All occupants must have either private or shared access to areas for sleeping and bathing. This definition does not include Care Homes.*



Shared Residence
1-4 Private Rooms, and
No Sleeping Quarters

This is a new land use definition to describe roommates with separate leases living together in any residential building form. A “Shared Residence” may have up to four private rooms and is intended to align with the current definition of a “Household,” which allows up to four unrelated adults. The occupants have privacy in their individual Private Rooms.

- **Boarding House:** *A Dwelling that includes at least five and not more than eight Private Rooms, and no Sleeping Quarters, together with a Residential Kitchen and living areas that serve all occupants of the Dwelling. All occupants must have either private or shared access to areas for sleeping and bathing. This definition does not include Care Homes.*



Boarding House
5-8 Private Rooms, and
No Sleeping Quarters

This is a revision to the existing “Boarding/Rooming House (Single-Room Occupancy)” land use, intended to mark a clear break between a “Shared Residence” and other more intensive or less private living arrangements. The occupants have privacy in their individual Private Rooms. “Boarding/Rooming House (Single-Room Occupancy)” uses are currently not permitted in any residential district, and the purpose of revising the definition is to aid with enforcement in those districts where the use is not permitted.

- **Residential Facility (Supervised):** *A building or complex of buildings designed and occupied as the living place of persons that includes nine or more Private Rooms, or any number of Sleeping Quarters, and where supervision is provided in the form of on-site staff or caretakers who may or may not also live on the premises. A Residential Facility (Supervised) also includes the private outdoor leisure areas that contribute to daily living. This definition does not include Care Homes or Residential Care Facilities.*



Residential Facility (Supervised)

9+ Private Rooms, or
Any number of Sleeping Quarters
Supervision Provided

This is a new definition to help describe various institutional dwelling land uses. These would have nine or more Private Rooms, or any number of Sleeping Quarters, available to the occupants. This use requires on-site supervision.

- **Residential Facility (Unsupervised):** *A building or complex of buildings designed and occupied as the living place of persons that includes either nine or more Private Rooms, or any number of Sleeping Quarters. A Residential Facility (Unsupervised) also includes the private outdoor leisure areas that contribute to daily living. This definition does not include facilities which provide care or supervision as provided in this ordinance.*



Residential Facility (Unsupervised)

9+ Private Rooms, or
Any number of Sleeping Quarters
Supervision Not Provided

This is a new land use definition that is the next level of intensity from a “Boarding House.” A “Residential Facility (Unsupervised)” has nine or more individually-leased Private Rooms, or any number of Sleeping Quarters, and supervision is not provided.

- **Care Home:** *A Dwelling that includes Private Rooms or Sleeping Quarters, but not more than eight total rooms and quarters for individuals receiving care, and not more than two total additional rooms and quarters for caregivers, together with a Residential Kitchen that serves all occupants of the Dwelling. All occupants must have either private or shared access to areas for sleeping and bathing.*



Care Home

Up to 8* total Private Rooms or
Sleeping Quarters
Care and Supervision Required

This is a new definition intended to align with the current definitions of a “Household Care Facility” and “Rehabilitation Care Facility,” which allow up to eight unrelated adults plus two caretakers. Three other uses incorporate this definition.

- **Residential Care Facility:** *A building or complex of buildings designed and occupied as the living place of persons that includes a total of nine or more Private Rooms and Sleeping Quarters for individuals receiving care, and where care and supervision are provided in the form of on-site staff or caretakers who may or may not also live on the premises. A Residential Care Facility also includes the private outdoor leisure areas that contribute to daily living. This definition does not include Care Homes.*



Residential Care Facility

9+ total Private Rooms or Sleeping
Quarters
Care and Supervision Required

This term is designed to be the next level of intensity from a “Care Home.” For these facilities, nine or more total Private Rooms or Sleeping Quarters are available, and care and supervision must be provided. Three other uses incorporate this definition.

Institutional Dwellings – Care Homes and Care Facilities

Institutional dwelling refers to specialized facilities that provide housing in a supervised or caregiver setting. The existing land uses provide for the residence, care, and supervision of distinct groups of people; however, the definitions sometimes overlap, resulting in conflicting land use permissions. In the existing Ordinance, a “Household Care Institution” is not permitted in the same districts as an “Assisted Living Facility,” despite both allowing for the residence and care of the elderly or disabled. This may be due to the former also providing residence and care for persons temporarily displaced by fire, natural disaster, or financial setback, and for children who are neglected, abandoned, or orphaned. The proposed changes address each group individually, as summarized in the following chart.

| Group | Care in a Dwelling | Care in a Residential Facility |
|------------------------------|--------------------------|--|
| Elderly | Community Care Home | Community Care Institution or Continuing Care Retirement Community |
| Ill or Disabled | Community Care Home | Community Care Institution |
| Temporarily displaced | Crisis Care Home | Crisis Care Institution |
| Neglected children | Crisis Care Home | Crisis Care Institution |
| Chronically unhoused | N/A | Housing Shelter |
| Rehabilitation | Rehabilitation Care Home | Rehabilitation Care Institution |

Independent Living Facilities

Age-restricted housing, defined as an “Independent Living Facility” in the current Ordinance and “Independent Living Residence” in the proposed UDC, will continue to be regulated the same as housing that is not age-restricted. “Independent Living Residence” is a sub-type of “Private Residence” or “Shared Residence,” with the only distinction being the age restriction. This treatment is consistent with the Comprehensive Plan and how Independent Living Facilities are treated in the Zoning Ordinance today, after [amendments made in 2023](#).

Applying the Framework

A chart showing the relationships among definitions in this framework, and various real-world examples, is provided in Attachment E.

As discussed previously, the new residential framework separates building form from land use. The future UDC use chart would determine which land uses are permitted on the property and would not refer to the residential building form. Under the proposed framework, Private and Shared Residences would have the same use allowances. A few scenarios are provided in the following table:

| Building Form | Residential Land Use | Scenario | |
|---|---|---|--|
|  | +  | =  | A typical residential home would generally be considered a Private Residence . |
|  | +  | =  | A resident renting out or subletting a room in their home would be a Shared Residence . |

| Building Form | Residential Land Use | Scenario |
|---------------|----------------------|--|
| | + | = A property owner renting out five or more rooms in a home on separate leases would be a Boarding House . |
| | + | = A homeowner renting out a backyard cottage would generally be two Private Residences : the home and the backyard cottage. |
| | + | = Someone providing licensed care in a home setting would generally be a Community Care Home . |
| | + + | = Each apartment in an apartment building is a distinct dwelling and could be a different use. There could be a mix of Private Residences and Shared Residences . |
| | + | = Each apartment in an age-restricted apartment building is an Independent Living Residence . |

STAFF REPORT – OUTREACH STRATEGY

Both Module 1A and 1B were posted to the online commenting platform [Konveio](#) to facilitate review and feedback. Advertisement of the public review periods was accomplished through various online media channels, including city social media, the citywide newsletter, the project website, and Engage Plano. A summary of outreach events is provided below:

- Lead story in [Plano City News](#) email newsletter: April 1 and 22 (sent to 29,958 email addresses)
- [Plano City News Broadcast Feature](#): April 4 and 25
- [Facebook](#), [Nextdoor](#), and [Reddit](#) posts: March 31 and April 21
- [Engage Plano](#) Project Updates: April 7 and 21 (sent to 97 email addresses)

No public comments were received on the online documents; however, general comments were received in both Module 1A and 1B. These comments are provided in Attachment F. Comments received after the public comment period closed are included in Attachment G.

The updates to Module 1 following initial acceptance by the Committee were not posted to the Konveio platform for public review, as these updates were limited to changes either directed by the Committee at the May 15 meeting or consistent with the Zoning Ordinance amendments adopted by City Council on August 25.

Outreach will continue through the module writing phase, and additional public notification, such as a citywide mail-out and press release, will be included in the adoption phase prior to public hearings.

STAFF REPORT – SUMMARY AND RECOMMENDATION

This report highlights the substantive changes to the zoning regulations and is not intended to limit discussion or additional feedback. The text presented is not a final version and is expected to be revised throughout the module writing process to ensure consistency among all modules in the UDC. The intent of this module is to establish the framework of zoning districts and land uses, which will be further built upon in future modules when the subdivision standards and development standards are reviewed and refined.

The Committee voted to accept the draft of Module 1 as substantially complete at the May 15, 2025, meeting and gave direction to incorporate minor revisions based on their feedback. Adoption of amendments to the Zoning Ordinance to comply with the new state laws required significant revisions to Module 1 after it had been accepted by the Committee. Both sets of revisions were presented to the Committee on October 30, 2025, where the Committee voted to accept the revised draft of Module 1 as substantially complete, with some minor administrative revisions.

NEXT STEPS:

After discussion by the Commission, Module 1 will be presented to City Council, currently planned for either December 16, 2025, or January 12, 2026. Work on the second module, Administrative and Zoning Procedures, is underway and was discussed at the Committee meeting on [October 30, 2025](#). Revisions to the Module 2 draft will be discussed at a Committee meeting on December 11, 2025, and the completed module will be presented to the Commission and City Council in early 2026.

RECOMMENDATION:

Staff recommends that the Commission accept Module 1 of the Unified Development Code as substantially complete.

STAFF REPORT – ATTACHMENTS

- Attachment A – Table of Existing and Proposed Zoning Districts
- Attachment B – Map of Proposed Zoning Districts and Map of Existing Zoning Districts
- Attachment C – Comparison of Existing and Proposed Use Definitions
- Attachment D – UDC Draft, October 16, 2025 (Zoning District Text)
- Attachment E – Residential Framework and Scenarios
- Attachment F – Public Comments and Correspondence Received During Public Comment Period
- Attachment G – Public Comments and Correspondence Received Outside Public Comment Period

Attachment A – Table of Existing and Proposed Zoning Districts

| CURRENT | | | | PROPOSED | | | | |
|--------------|---|--------------|----------------|--------------|--------------|---------------------------------|-------------------|-------------|
| Abbreviation | Name | Subdistricts | Type | Abbreviation | Subdistricts | Name | Type | |
| ED | Estate Development | n/a | Residential | RDE | n/a | Detached Estate | Residential | |
| SF-20 | Single-Family Residence-20 | n/a | Residential | RDN | RDN-1 | Detached Neighborhood | Residential | |
| SF-9 | Single-Family Residence-9 | 2 stormwater | Residential | | RDN-2 | | | |
| SF-7 | Single-Family Residence-7 | 2 stormwater | Residential | | RDN-3 | | | |
| SF-6 | Single-Family Residence-6 | 2 stormwater | Residential | | RDD | RDD-1 | Detached Downtown | Residential |
| PH | Patio Home | 2 stormwater | Residential | | | RDD-2 | | |
| UR | Urban Residential | n/a | Residential | RDS | RDS-1 | Detached Small-Lot | Residential | |
| GR | General Residential | n/a | Residential | | RDS-2 | | | |
| n/a | RCD T1 SF-3 (stds only) | n/a | n/a | | RDS-3 | | | |
| n/a | RCD T1 SF-2 (stds only) | n/a | n/a | | RDS-4 | | | |
| n/a | RCD T1 Duplex (stds only) | n/a | n/a | RTN | RTN-1 | Townhouse Neighborhood | Residential | |
| n/a | RCD T2 SF-1.5 (stds only) | n/a | n/a | | RTN-2 | | | |
| 2F | Two-Family Residence | 2 stormwater | Residential | RTS | RTS-1 | Townhouse Small-Lot | Residential | |
| SF-A | Single-Family Residence Attached | 2 stormwater | Residential | | RTS-2 | | | |
| n/a | RCD T2 Townhome (stds only) | n/a | n/a | | RTS-3 | | | |
| n/a | RCD T2 Stacked Townhome (stds only) | n/a | n/a | RAL | n/a | Apartment Low-Rise | Residential | |
| n/a | Urban Mixed-Use (stds only) | n/a | n/a | | n/a | | | |
| MF-1 | Multifamily Residence-1 | n/a | Residential | | n/a | | | |
| MF-2 | Multifamily Residence-2 | n/a | Residential | MNC | n/a | Neighborhood Commercial | Mixed-use | |
| MF-3 | Multifamily Residence-3 | n/a | Residential | MNE | n/a | Neighborhood Employment | Mixed-use | |
| R | Retail | n/a | Nonresidential | MLC | n/a | Light Commercial | Mixed-use | |
| O-1 | Neighborhood Office | n/a | Nonresidential | MCC | n/a | Corridor Commercial | Mixed-use | |
| LC | Light Commercial | n/a | Nonresidential | MGE | n/a | General Employment | Mixed-use | |
| CC | Corridor Commercial | n/a | Nonresidential | MRC | n/a | Regional Commercial | Mixed-use | |
| O-2 | General Office | n/a | Nonresidential | MRE | n/a | Regional Employment | Mixed-use | |
| RC | Regional Commercial | n/a | Nonresidential | MLG | n/a | Legacy Core | Mixed-use | |
| RE | Regional Employment | n/a | Nonresidential | MLE | n/a | Legacy Employment | Mixed-use | |
| CB-1 | Central Business-1 | n/a | Nonresidential | MDT | n/a | Downtown | Mixed-use | |
| CE | Commercial Employment | n/a | Nonresidential | MRT | n/a | Research/Technology Employment | Mixed-use | |
| BG | Downtown Business/Government | n/a | Nonresidential | MIE | n/a | Industrial Employment | Mixed-use | |
| RT | Research/Technology Center | n/a | Nonresidential | | | | | |
| LI-1 | Light Industrial-1 | n/a | Nonresidential | CNR | n/a | Neighborhood Residential Design | Community Design | |
| LI-2 | Light Industrial-2 | n/a | Nonresidential | CNB | n/a | Neighborhood Business Design | Community Design | |
| RCD | Residential Community Design | n/a | Residential | CMC | n/a | Mixed-use Community Design | Community Design | |
| NBD | Neighborhood Business Design | n/a | Nonresidential | SAG | n/a | Agricultural | Special | |
| UMU | Urban Mixed-Use | n/a | Nonresidential | SPP | n/a | Public Park and Recreation | Special | |
| A | Agricultural | n/a | Residential | Deleted | Deleted | Deleted | Deleted | |
| n/a | n/a (Open Space & Social Network FLUCs) | n/a | n/a | | | | | |
| MH | Mobile Home | n/a | Residential | | | | | |

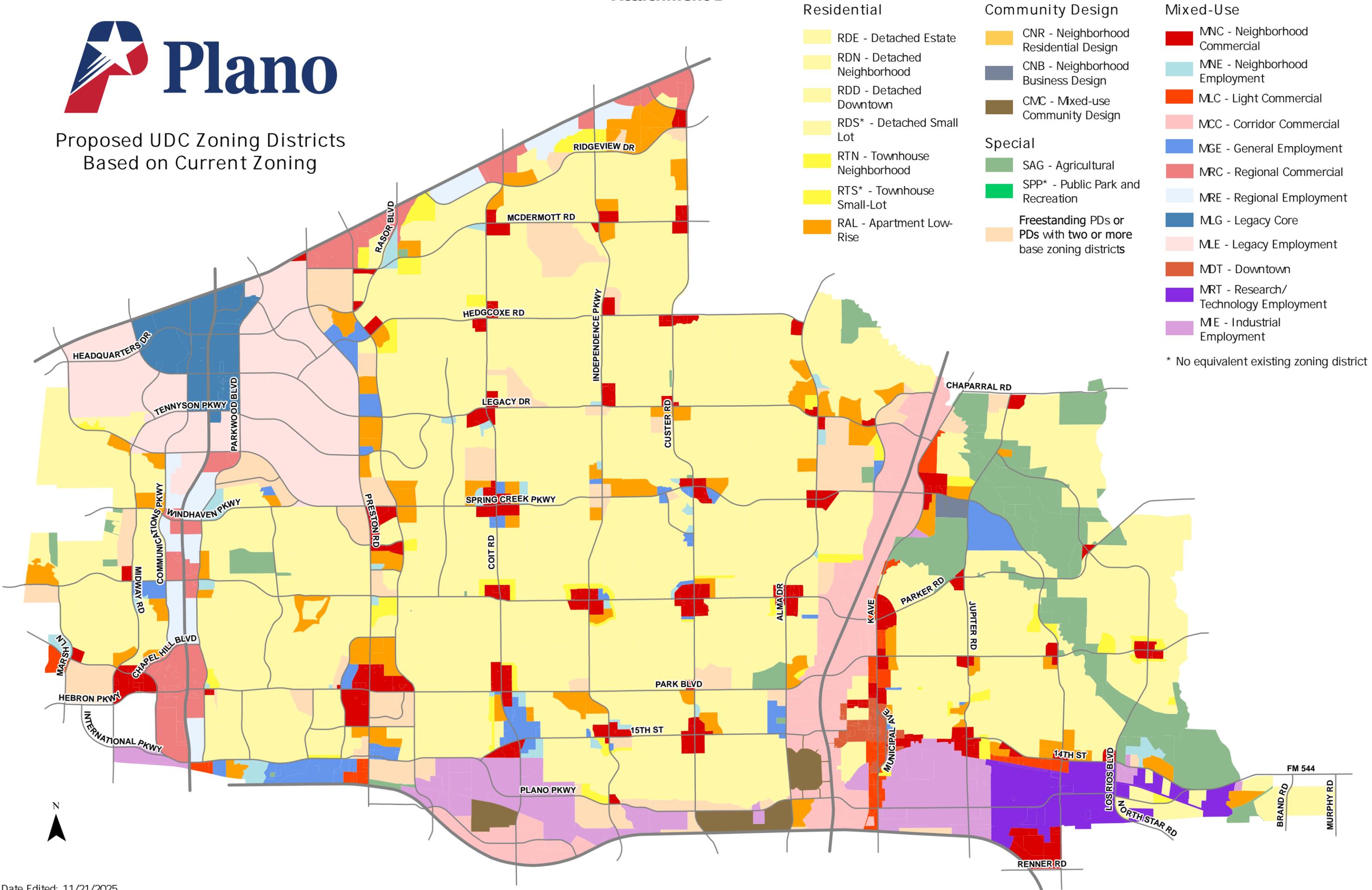
Black text denotes districts based off of current districts.

Purple text denotes districts or sub-districts based on existing standards.

Grey text denotes districts to be removed.



Proposed UDC Zoning Districts
Based on Current Zoning



Residential

- RDE - Detached Estate
- RDN - Detached Neighborhood
- RDD - Detached Downtown
- RDS* - Detached Small Lot
- RTN - Townhouse Neighborhood
- RTS* - Townhouse Small-Lot
- RAL - Apartment Low-Rise

Community Design

- CNR - Neighborhood Residential Design
- CNB - Neighborhood Business Design
- CMC - Mixed-use Community Design

Special

- SAG - Agricultural
- SPP* - Public Park and Recreation
- Freestanding PDs or PDs with two or more base zoning districts

Mixed-Use

- MNC - Neighborhood Commercial
- MNE - Neighborhood Employment
- MLC - Light Commercial
- MCC - Corridor Commercial
- MGE - General Employment
- MRC - Regional Commercial
- MRE - Regional Employment
- MLG - Legacy Core
- MLE - Legacy Employment
- MDT - Downtown
- MRT - Research/Technology Employment
- MIE - Industrial Employment

* No equivalent existing zoning district

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|---|-----------------------------------|---|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Module 1B Definitions | | | |
| Foundational Terms (Not Land Uses) | | | |
| | | Care Home | A Dwelling that includes Private Rooms or Sleeping Quarters, but not more than eight total rooms and quarters for individuals receiving care, and not more than two total additional rooms and quarters for caregivers, together with a Residential Kitchen that serves all occupants of the Dwelling. All occupants must have either private or shared access to areas for sleeping and bathing. |
| Dwelling Unit | A building or portion of a building which is arranged, occupied, or intended to be occupied as living quarters of a family and including facilities for food preparation, sleeping, and sanitation. | Dwelling (or Dwelling Unit) | A complete living space, further defined as a space that provides for the activities required for daily living which must include indoor areas for sleeping, bathing, and a Residential Kitchen. A Dwelling also includes the private outdoor leisure areas that form part of the living space. |
| | | Private Room | A living space within a Dwelling or residential facility where adult occupants have individual control and enjoy a right to privacy and where other occupants in the same Dwelling or residential facility can be legally excluded. A Private Room may be a suite including separate rooms for sleeping and bathing, but may not include a Residential Kitchen. Typically a Private Room is rented space. |
| | | Residential Care Facility | A building or complex of buildings designed and occupied as the living place of persons that includes a total of nine or more Private Rooms and Sleeping Quarters for individuals receiving care, and where care and supervision are provided in the form of on-site staff or caretakers who may or may not also live on the premises. A Residential Care Facility also includes the private outdoor leisure areas that contribute to daily living. This definition does not include Care Homes. |
| | | Residential Facility (Supervised) | A building or complex of buildings designed and occupied as the living place of persons that includes nine or more Private Rooms, or any number of Sleeping Quarters, and where supervision is provided in the form of on-site staff or caretakers who may or may not also live on the premises. A Residential Facility (Supervised) also includes the private outdoor leisure areas that contribute to daily living. This definition does not include Care Homes or Residential Care Facilities. |
| | | Sleeping Quarter | A bed or other area for sleeping that is individually leased or rented. This definition does not include Private Rooms. |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|---|------------------------------|---|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Residential Uses | | | |
| Dwellings | | | |
| Boarding/Rooming House (Single-Room Occupancy) | A residence or dwelling, excluding hotels and household care facilities, wherein three or more rooms are individually rented either by written or oral agreement for 30 days or more. | Boarding House | A Dwelling that includes at least five and not more than eight Private Rooms, but no Sleeping Quarters, together with a Residential Kitchen and living areas that serve all occupants of the Dwelling. All occupants must have either private or shared access to areas for sleeping and bathing. This definition does not include Care Homes. |
| Caretaker/Guard's Residence | A residence located on a premises with a main nonresidential use and occupied only by a caretaker or guard employed on the premises. | Caretaker Residence | A Private Residence collocated with a primary nonresidential use and occupied by a caretaker or guard employed on the premises. |
| Independent Living Facility | A development providing dwelling units specifically designed for the needs of elderly persons. In addition to housing, this type of facility may provide convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms. | Independent Living Residence | An age-restricted Private Residence or Shared Residence for older adults. Convenience services such as meals, housekeeping, and transportation may be provided in addition to housing. |
| Live-in Management STR | A Short-term Rental with Live-in Management and one or more rooms available for overnight guests. For this definition, a room is a sleeping quarter which must include a place that people sleep but can also include kitchen, bathrooms, and hallways which function as one unit. | Live-in Management STR | A Short-term Rental Residence with Live-in Management and up to three Private Rooms available for overnight guests. |
| Housekeeping Unit (Defined, but not a land use) | A dwelling unit organized as a single entity in which members share common kitchen facilities and have access to all parts of the dwelling. | Private Residence | A Dwelling with no Private Rooms or Sleeping Quarters in which all adult occupants have access to the entire space with no legal right to exclusion from any portion of the property. |
| Household (Defined, but not a land use) | A domestic unit that resides in and shares in common a single dwelling unit and consists of one or more individuals related by blood, marriage, adoption or recognized legal union or guardianship, and not more than 4 adult unrelated individuals, plus any minor children, or persons residing in a household care facility. | Shared Residence | A Dwelling that includes at least one and not more than four Private Rooms, but no Sleeping Quarters, together with a Residential Kitchen that serves all occupants of the Dwelling. All occupants must have either private or shared access to areas for sleeping and bathing. This definition does not include Care Homes. |
| Short-term Rental (STR) | Any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes Live-in Management STR but does not include Household Care Facility, Rehabilitation Care Facility, or Temporary Accessory Housing Shelter. | Short-term Rental Residence | Any portion, or all, of a Private Residence or Shared Residence offered or used for transient lodging, in exchange for compensation, for less than 30 consecutive days. This definition of Short-term Rental Residence includes Live-in Management STR but does not include Community Care Home, Crisis Care Home, Housing Shelter, or Rehabilitation Care Home uses. |
| Live/Work (Business Loft) | A building that is designed with one ground-floor, nonresidential space and one attached dwelling unit. The dwelling unit may be located on the same floor, or directly above, the nonresidential use and must be occupied by individuals owning or employed by the associated nonresidential use. | Studio Residence | A Private Residence or Shared Residence with a nonresidential space wherein an occupant of the residence owns, operates, or is employed by the associated nonresidential use. |
| Studio Residence | A residence which includes up to 50% of its total floor area as a work area for a photographer, artist, musician, architect, or similar occupation. The primary occupant of the work area must also be a permanent resident of the dwelling unit. All activities associated with the studio shall take place in the primary structure, as opposed to an accessory building or yard. (All stipulations in Sec. 15.700 applying to "home occupations," with exception of the 20% floor area limitation, shall apply to studio residences) | | |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|------------------------------------|---|--------------------------------------|---|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Care Homes | | | |
| Household Care Facility | A dwelling unit that provides residence to not more than 8 persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, or neglected children; victims of domestic violence; or rendered temporarily homeless due to fire, natural disaster, or financial setbacks, living together with no more than 2 caregivers as a single household. Where applicable, a household care facility shall have appropriate licensing and/or registration by the State of Texas. | Community Care Home | A Care Home providing housing and care to persons who are chronically or terminally ill, aged, or disabled. In addition to housing, a Community Care Home must provide assisted living or medical services to occupants, and may also provide convenience services such as meals, housekeeping, transportation, and communal areas. Where applicable, a Community Care Home must have appropriate licensing and registration by the State of Texas. |
| | | Crisis Care Home | A Care Home providing housing and care to persons who are victims of domestic violence or rendered temporarily homeless, or children who are orphaned, abandoned, or neglected. Where applicable, a Crisis Care home must have appropriate licensing and registration by the State of Texas. |
| Rehabilitation Care Facility | A dwelling unit which provides residence and care to not more than 8 persons regardless of legal relationship who have been convicted of prohibited criminal conduct and received conditional release, probation, or parole with supervision, living together with not more than 2 supervisory personnel as a single household. Where applicable a rehabilitation care facility shall have appropriate licensing and/or registration. | Rehabilitation Care Home | A Care Home providing supervised housing and care to persons who have been convicted of prohibited criminal conduct and received conditional release, probation, or parole with supervision. Where applicable, a Rehabilitation Care Home must have appropriate licensing and registration by the State of Texas. |
| Residential Care Facilities | | | |
| Assisted Living Facility | A building or buildings, other than a single-family dwelling, designed and staffed to provide housing for residents who require some type of support for daily living, such as assistance for bathing, dressing, medication, meal preparation, or other functions. In addition to housing, this type of facility may also provide convenience services, such as meals, housekeeping, transportation, and community facilities, such as central dining rooms and activity rooms. | Community Care Institution | A Residential Care Facility providing housing and care to persons who are chronically or terminally ill, aged, or disabled. In addition to housing, a community care institution must provide assisted living or medical services to occupants, and may also provide convenience services such as meals, housekeeping, transportation, and communal areas. Where applicable, a Community Care Institution must have appropriate licensing and registration by the State of Texas. |
| Household Care Institution | A facility that provides residence and care to more than 8 persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, or neglected children; victims of domestic violence; convalescing from illness; or rendered temporarily homeless due to fire, natural disaster, or financial setback. Where applicable, a household care institution shall have appropriate licensing and/or registration by the State of Texas. | | |
| Long-term Care Facility | A development providing in-patient health care, personal care, or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled due to injury or disease. | | |
| Continuing Care Facility | A development designed and staffed to provide housing together with a continuum of personal care services; and nursing services, medical services, or other health-related services on the same property. A continuing care facility includes a combination of independent living, assisted living, or long-term care facilities. | Continuing Care Retirement Community | A development designed and staffed to provide housing together with a continuum of personal care services; and nursing services, medical services, or other health-related services on the same property. A Continuing Care Retirement Community is a combination of Community Care Institution and Independent Living Residence uses. Where applicable, a Continuing Care Retirement Community must have appropriate licensing and registration by the State of Texas. |
| Household Care Institution | A facility that provides residence and care to more than 8 persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, or neglected children; victims of domestic violence; convalescing from illness; or rendered temporarily homeless due to fire, natural disaster, or financial setback. Where applicable, a household care institution shall have appropriate licensing and/or registration by the State of Texas. | Crisis Care Institution | A Residential Care Facility providing supervised housing and care to persons who are victims of domestic violence, or rendered temporarily homeless, or children who are orphaned, abandoned, or neglected. Where applicable, a Crisis Care Institution must have appropriate licensing and registration by the State of Texas. |
| Rehabilitation Care Institution | A facility which provides residence and care to 9 or more persons, regardless of legal relationship, who have been convicted of prohibited criminal conduct and received conditional release, probation or parole with supervision, together with supervisory personnel. | Rehabilitation Care Institution | A Residential Care Facility which provides supervised housing and care to persons who have been convicted of prohibited criminal conduct and received conditional release, probation or parole with supervision, living together with supervisory personnel. Where applicable, a Rehabilitation Care Institution must have appropriate licensing and registration by the State of Texas. |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|-------------------------------------|--|-------------------------------------|--|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Other Residential Facilities | | | |
| | | Dormitory (Commercial) | A Residential Facility (Supervised) other than a Dormitory (Institutional) providing short- or long-term housing to persons sharing other living areas in common. This definition does not include Community Care Institutions, Continuing Care Retirement Communities, Crisis Care Institutions, Housing Shelters, or Rehabilitation Care Institutions. |
| | | Dormitory (Institutional) | A Residential Facility (Supervised) that is part of a Religious Facility, Higher Education Institution, Public or Parochial School, or Private School providing short- or long-term housing to persons sharing other living areas in common. This definition does not include Community Care Institutions, Continuing Care Retirement Communities, Crisis Care Institutions, Housing Shelters, or Rehabilitation Care Institutions |
| | | Housing Shelter | A Residential Facility (Supervised) that provides free, supervised living accommodations. This definition does not include Crisis Care Home or Crisis Care Institution uses. |
| | | Residential Facility (Unsupervised) | A building or complex of buildings designed and occupied as the living place of persons that includes either nine or more Private Rooms, or any number of Sleeping Quarters. A Residential Facility (Unsupervised) also includes the private outdoor leisure areas that contribute to daily living. This definition does not include facilities which provide care or supervision as provided in this ordinance. |
| Temporary Accessory Housing Shelter | A housing shelter operated as an accessory use to a religious facility, providing temporary, free lodging for individuals or families. This definition shall not include household care facility and household care institutions. | Temporary Accessory Housing Shelter | A Housing Shelter operated on a temporary basis as an accessory use to a Religious Facility. |
| Other | | | |
| | | Campground | An area other than a Mobile Home Park used for transient accommodation by camping in tents, camp trailers, travel trailers, motor homes, or similar moveable living quarters. A Campground may include permanent buildings or structures to support the use, such as restrooms, covered day-use areas, and administrative offices, but may not include primary residential uses. |
| Hotel/Motel | A building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing 4 or more rooms suitable for daily or long-term occupancy. Hotel services including daily housekeeping and upkeep of furnishings must be provided. Meeting rooms, recreational facilities, and restaurants shall be permitted as an accessory use within the buildings. This definition shall not include other dwelling units as defined by this ordinance. | Hotel/Motel | A building or group of buildings designed for and occupied as a temporary dwelling place of individuals and providing five or more rooms suitable for daily or long-term occupancy. Hotel services including daily housekeeping and upkeep of furnishings must be provided. Meeting rooms, recreational facilities, and restaurants are permitted as incidental uses within the building. This definition does not include other Dwellings or residential facilities as defined by this ordinance. |
| Mobile Home/Trailer Park | An area of not less than 10 acres or more than 25 acres approved for occupancy by mobile homes and accessory structures related thereto. | Mobile Home Park | An area approved for permanent occupancy by mobile homes, as defined by state law; travel trailers; or recreational vehicles, and related accessory structures. |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|---|-----------------------------------|---|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Module 1A Land Uses | | | |
| Accessory and Temporary Uses | | | |
| Accessory Building or Use | A building or use that is clearly subordinate to and functionally related to the primary building or use, which contributes to the comfort, convenience, or necessity of occupants of the primary building or use on the same platted lot. Accessory buildings shall be detached from the primary building and shall not be used for living quarters. | | Deleted from use chart, retained as definition |
| Day Care Center (Accessory) | An accessory use providing care for children of employees, customers, or patrons of the principal use. The center shall be completely contained within the primary use and shall not constitute more than 15% of the area of the principal use. | Day Care Center (Accessory) | An accessory use providing care for children of employees, customers, or patrons of the principal use. Such use is licensed by the State of Texas. |
| Home-based Business (No Impact) | Any business operated from a residence by the owner or tenant for the purpose of manufacturing, providing, or selling a lawful good or service, and which is further defined in Chapter 229 Local Government Code, Section 229.902. | Home-based Business (No-Impact) | Any business operated from a residence by the owner or tenant for the purpose of manufacturing, providing, or selling a lawful good or service, and which is further defined in Chapter 229 Local Government Code, Section 229.902. |
| Home Occupation | Any activity carried out for gain by a resident which results in the manufacture or provision of goods and/or services and is conducted as an accessory use in a dwelling unit, other than a Home-based Business (No Impact) (See Sec. 15.700). | Home Occupation (Accessory) | An occupation or business activity, other than a Home-based Business (No-Impact), that produces a product or service, conducted within a primary residence and clearly secondary or incidental to the home's primary residential use. |
| Day Care (In-home) | An operation providing care in the caretaker's residence for less than 24 hours a day for up to 8 children under the age of 14, provided that the total number of children, including the caretaker's own children, is no more than 8 at any time. | Child Care (In-Home Accessory) | An operation providing care in the caretaker's residence for less than 24 hours a day for children under the age of 14, provided that the total number of children, including the caretaker's own children, is no more than 12 at any time. Such use is licensed by the State of Texas. |
| Service/Retail (Incidental) | See "Retail/Service (Incidental)." | | Deleted from use chart, retained as definition |
| Retail/Service (Incidental) | Retail or service use that is clearly incidental and supportive to the primary use. The retail or service use shall be operated for the benefit or convenience of the employees, visitors, or customers of the primary use. Such uses shall have no separate outside entrance and no signage visible from the outside. | | |
| | | Outdoor Display (Accessory) | The display of goods or merchandise outside of a building that can be viewed or accessed by the customer for purchase; and excluding the storage of vehicles, heavy machinery, or light commercial vehicles. Goods or merchandise remain outdoors after business hours. |
| | | Drive-Through Service (Accessory) | A window or similar access point to a business (including a restaurant, bank, financial institution, pharmacy, etc.) in which patrons receive service while remaining in their vehicles. |
| Asphalt/Concrete Batching Plant (Temporary) | See "Concrete or Asphalt Batching Plant (Temporary)." | Batch Plant (Temporary) | A temporary manufacturing facility for the production of concrete or asphalt during construction of a project and to be removed when the project is completed. |
| Concrete/Asphalt Batching Plant (Temporary) | A temporary manufacturing facility for the production of concrete or asphalt during construction of a project and to be removed when the project is completed. | | |
| Construction Yard (Temporary) | A storage yard or assembly yard for building materials and equipment directly related to a construction project and subject to removal at completion of construction. (See Sec. 15.300) | Construction Yard (Temporary) | A temporary storage yard or assembly yard for building materials and equipment directly related to a construction project and subject to removal at completion of construction. |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|--|--------------------------------|--|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Accessory and Temporary Uses (Continued) | | | |
| Office (Field) | A building or structure, of either permanent or temporary construction, used in connection with a development or construction project for display purposes or for housing temporary supervisory or administrative functions related to development, construction, or the sale of real estate properties within the active development or construction project. | Field Office (Temporary) | A temporary office within a building or structure, of either permanent or temporary construction, used in connection with a development or construction project for display purposes or for housing temporary supervisory or administrative functions related to development, construction, or the sale of real estate properties within the active development or construction project. |
| | | Seasonal Sales (Temporary) | The short-term sale of seasonal or holiday-related goods, such as Christmas trees, pumpkins, or spring plants. |
| Drone Staging Area (Defined, but not a land use) | A designated area over which an unmanned aircraft completes the final phase of the approach, to a hover or a landing, and from which an unmanned aircraft initiates take-off. The drone staging area includes both the launch pads and any required safety areas, and may include areas for the outdoor storage of goods, materials, containers, trailers, or other equipment. | Drone Staging Area (Accessory) | A designated area over which an unmanned aircraft completes the final phase of the approach, to a hover or a landing, and from which an unmanned aircraft initiates take-off. The drone staging area includes both the launch pads and any required safety areas, and may include areas for the outdoor storage of goods, materials, containers, trailers, or other equipment. |
| | | Food Truck Pad (Accessory) | A designated site or space intended for the temporary placement and operation of a single mobile food establishment or similar mobile vending vehicle, including necessary utility hookups and parking accommodations. |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|--|---------------------------------------|---|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Educational, Institutional, Public, and Special Uses | | | |
| Community Center | A building, or complex of buildings, that houses cultural, recreational, athletic, library, and/or entertainment facilities owned and/or operated by a governmental agency or private non-profit agency. | Community Facility | A facility that houses cultural, recreational, athletic, library, or entertainment facilities owned or operated by a governmental agency or private non-profit agency. |
| Assembly Hall | A building or portion of a building in which facilities are provided for civic, educational, or social purposes. | Assembly Hall | A building or portion of a building in which facilities may be open to the public, members, or invited guests for civic, educational, or social purposes. |
| Fraternal Organization, Lodge, or Civic Club | An organized group having a restricted membership and specific purpose related to the welfare of the members such as Elks, Masons, Knights of Columbus, or a labor union. | | |
| Private Recreation Facility [or Area] | A facility or area that is owned and/or operated by a nonprofit organization and that provides for sports, leisure, and recreation activities operated for the exclusive use of its members and their guests and not the general public. | Homeowners' Association Facility | A nonresidential use designed to serve the members of a homeowners' association (HOA), including amenities such as clubhouses, pools, recreational areas, and administrative offices, intended for the exclusive use of association members and their guests. |
| Religious Facility | A building used primarily for religious assembly and worship and those accessory activities which are customarily associated therewith, and the place of residence for religious personnel on the premises. | Religious Facility | A building used primarily for religious assembly and worship and those accessory activities that further the organization's religious mission, and the place of residence for religious personnel on the premises. |
| Mausoleum/Cemetery | Property used for the interring of the dead where bodies are interred above ground in stacked vaults. | Cemetery, Mausoleum, and Columbaria | Property used for the interring of the dead, including human or animal, where bodies are interred below or above ground. This use includes mausoleums and columbaria, but does not include columbaria in association with a Religious Facility. |
| Cemetery/Mausoleum | Property used for the interring of the dead. | | |
| Park/Playground | Any tract of land or outdoor facility accessible and open for use by the general public for active or passive recreational purposes, including but not limited to, playgrounds, swimming pools, outdoor recreation facilities, trails, nature preserves, and greenbelts. | Public Utility, Facility, or Building | A utility, building, structure, facility, or other land use that is owned by a public governmental entity used for the administration and operation of public services. |
| Playground/Park | See "Park/Playground." | | |
| Post Office (Government and Private) | Local branch of the U.S. Postal Service or private commercial venture engaged in the distribution of mail and incidental services. | | |
| Public Safety Building/Fire Station | See "Fire Station/Public Safety Building." | | |
| Fire Station/Public Safety Building | A building housing fire apparatus and usually firefighters, or a building housing a law enforcement agency of a unit of government. | | |
| Service Yard (Public or Utility) | An area for the servicing and storage of vehicles, mechanical items, or other property of a government agency, or public or private utility. | | |
| Water Treatment Plant | <i>Not currently defined</i> | | |
| Sewage Treatment Plant | <i>Not currently defined</i> | | |
| Electrical Power Generating Plant | A complex of structures, machinery, and associated equipment for generating electric energy for distribution to consumers and other users of electric power. | | |
| Electrical Substation | A subsidiary station in which electric current is transformed. | | |
| Transmission Line/Utility Distribution | See "Utility Distribution/Transmission Lines." | | |
| Utility Distribution/Transmission Line | Facilities which serve to distribute and transmit electrical power, gas and water including, but not limited to, electrical transmission lines, gas transmission lines, and metering stations. | | |
| Transportation and Utility Structures/Facility | Permanent facilities and structures operated by companies engaged in providing transportation and utility services including, but not limited to, sewage pumping stations, telephone exchanges, water reservoirs, and water pumping stations. | | |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|--|--|--|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Educational, Institutional, Public, and Special Uses (Continued) | | | |
| Utility, Private (other than listed) | A non-public utility requiring special facilities in residential areas or on public property such as heating, cooling, or communications not customarily provided by the municipality or public utilities. | Private Utility, Facility, or Building | A utility, building, structure, facility, or other land use that is owned by a private entity used for the administration and operation of franchise utility services, such as cable, internet, or similar private infrastructure. |
| School, (Private) | A school under the sponsorship of a private agency or corporation other than a public or religious agency, having a curriculum general equivalent to public elementary or secondary school. | School, Private | A school under the sponsorship of a private agency or corporation other than a public or religious agency, having a curriculum generally equivalent to public elementary or secondary schools. |
| School, (Public or Parochial) | A school under the sponsorship of a public or religious agency providing elementary or secondary curriculum but not including trade schools. | School, Public or Parochial | A school or charter school under the sponsorship of a public or religious agency providing elementary or secondary education. |
| University/College | See "College/University." | Higher Education Institutions | Facilities primarily focused on providing formal education and training, including colleges, universities, trade schools, and vocational schools. These institutions offer degree, diploma, licensing, or certification programs. |
| College/University | An institution established for educational purposes offering courses for study beyond the secondary education level, excluding trade schools. | | |
| Trade Schools | Establishments, other than public or parochial schools, private schools, or colleges, offering training or instruction in a trade, art, or occupation. | | |
| Day Care Center | An operation other than public, parochial, or private school providing care for 7 or more children under 14 years old for less than 24 hours per day at a location other than a residence. | Child Care Center (Day Care) | An operation other than public, parochial, or private school providing care for 7 or more children under 14 years old for less than 24 hours per day at a location other than a residence. Such use is licensed by the State of Texas. |
| Day Care Center (Adult) | A facility that provides services under an Adult Day Care Program on a daily or regular basis, but not overnight, to 4 or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility. Adult day care centers must be licensed by the Texas Department of Human Services. | Adult Day Services | A facility that provides day activity and health services on a daily or regular basis, but not overnight, to elderly persons or persons with disabilities. Adult Day Services uses must be licensed by the State of Texas, when required by the State. |
| Hospital | An institution currently licensed by the State of Texas as a General Hospital, Special Hospital, or Private Psychiatric Hospital, and acting as such. | Hospital | An institution licensed by the State of Texas to provide medical, surgical, and diagnostic services to patients, including both inpatients and outpatients, for the treatment of physical or mental health conditions. Hospitals typically operate on a 24-hour basis and may include accessory facilities such as laboratories, pharmacies, cafeterias, administrative offices, and short-term lodging for patient families or staff. |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|--|---|-----------------|---|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Retail Uses | | | |
| Convenience Store | An establishment of 5,000 square feet or less of floor area that sells food and other consumable and non-consumable products for off-premise use or consumption. Convenience stores may include the dispensing or sales of personal vehicle fuels, lubricants, and accessories, but shall not include personal vehicle repair or the sale of replacement parts. | Fueling Station | A facility providing refueling and recharging services for vehicles, including gasoline, diesel, EV charging, hydrogen, and other energy types. This use does not include EV charging stations at parking spaces that are incidental to another use intended to serve vehicles of residents, employees, customers, or visitors during their stay. Retail buildings are only permitted where allowed as a Retail (Indoor) use. |
| Grocery/Food Store | See "Food/Grocery Store." | Retail (Indoor) | A facility or establishment, fully enclosed within a building or group of buildings, where goods and merchandise are offered for sale or lease to the general public, that is not elsewhere classified. |
| Food/Grocery Store | A retail establishment that displays or sells food and other consumable and non-consumable products intended primarily for off-premise use or consumption. | | |
| Shopping Center | A group of primarily retail and service commercial establishments planned, constructed, and managed as a total entity with customer and employee parking provided onsite, provision for delivery of goods separated from customer access, and provision of aesthetically appropriate design and protection from the elements. | | |
| Superstore | Any retail building for a single, primary tenant that exceeds 80,000 square feet in size. A superstore may contain multiple secondary tenants with interior access to the primary tenant space. A superstore may be freestanding or may be an in-line tenant in a larger center. The square footage of a superstore shall include all primary and ancillary uses with interior access to the primary tenant space including inventory storage, automotive repair, and open storage areas. | | |
| Retail Store | An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and/or rendering services for such goods and merchandise. | | |
| Furniture, Home Furnishings, and Equipment Store | This group includes retail stores selling goods used for furnishing the home including, but not limited to, furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances. | | |
| Feed Store | An establishment for the selling of corn, grain, and other food stuffs for animals and livestock, and including other implements and goods related to agricultural processes, but not including farm machinery. | | |
| Hardware Store | Retail sales of household hardware and supplies customarily used for consumer home repair and maintenance but not including building construction materials such as lumber and drywall and not including outdoor sales of storage areas for hardware or supplies. | | |
| Flea Market (Inside) | A site where space inside or outside a building is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, artwork, small household appliances, and similar merchandise, objects, or equipment in small quantities. The term, flea market, shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments. | | |
| Print Shop (Minor) | An establishment whose primary service is short-run printing to produce newsletters, flyers, resumes, maps, construction documents and plans, and similar items. | | |
| Vehicle Parts Sales (Inside) | The use of any building or other premise for the display and sale of new or used parts for vehicles other than heavy commercial vehicles. | | |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|---|--|---|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Retail Uses (Continued) | | | |
| Farmers Market | A farmers market is an establishment or location providing individual spaces leased by farmers and other vendors primarily for the retail sale of food, handicrafts, artwork, and other artisanal products intended for off-site consumption or use. A farmers market shall not include the sale of used household goods or constitute a flea market. | Retail (Outdoor) | An establishment for the sale of goods, products, or materials through outdoor (or partially outdoor) operations that is not elsewhere classified. |
| Flea Market (Outside) | A site where space inside or outside a building is rented to vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, artwork, small household appliances, and similar merchandise, objects, or equipment in small quantities. The term, flea market, shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal services establishments, food services establishments, retail sales establishments, and auction establishments. | | |
| Garden Center | A retail business for the display and/or sale of trees, shrubs, flowers, ornamental plants, seeds, garden and lawn supplies, and other materials used in indoor and outdoor planting. (See Sec. 19.300) | | |
| Building Material Sales | An establishment for the sale of materials customarily used in the construction of buildings and other structures, including sales of lumber, drywall and similar construction materials. May include facilities for storage and sales outside a building. Refer to Sec. 19.300 open storage area screening requirements. | | |
| Vehicle Parts Sales (Outside) | The sale of new or used parts for vehicles other than heavy commercial vehicles. | | |
| Pawn Shop | An establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker). | Pawn Shop | An establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker). Such use is licensed in accordance with Chapter 371 Pawnshops of the Texas Finance Code. |
| Compact Construction & Transportation Equipment Sales & Service | Storage, leasing, renting, or repair of compact construction equipment and transportation equipment designed to be towed by light commercial vehicles for the transport of light loads or deliveries. | Machinery Sales and Storage (Light) | The sale, rental, or storage of compact construction equipment and transportation equipment. Compact construction equipment is light weight and designed to work on small commercial and residential projects, including but not limited to track loaders, excavators, backhoe loaders, skid steers, and telehandlers. Equipment must be designed to be towed on a trailer pulled by light commercial vehicles. |
| Machinery Sales & Storage, Heavy | A building or open area, other than a right-of-way or public parking area, used for the display, sale, rental, and storage of heavy machinery, either machines in general or as a functioning unit. Heavy machinery includes but is not limited to tractors, farm machinery, bulldozers, street graders, and paving devices. | Machinery Sales and Storage (Heavy) | The sale, rental, or storage of heavy machinery. Heavy machinery includes but is not limited to tractors, farm machinery, bulldozers, street graders, and paving devices. |
| Portable Building Sales | An establishment which displays and sells structures which are capable of being carried and transported to another location, not including mobile homes. | Manufactured Home or Portable Building Sales | An establishment that primarily or exclusively displays and sells manufactured homes or portable buildings. |
| Mobile Home/Trailer Display and Sales | See "Trailer/Mobile Home Display and Sales." | | |
| Trailer/Mobile Home Display & Sales | The offering for sale, storage, or display of trailers or mobile homes on a parcel of land but excluding the use of such facilities as dwellings either on a temporary or permanent basis. | | |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|--|--|--|---|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Service Uses | | | |
| Private Club | An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the Texas Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs. (See Sec. 15.1000) | Private Club | An establishment providing social and dining facilities, as well as alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the Texas Alcoholic Beverage Code, as the same may be hereafter amended, and as it pertains to the operation of private clubs. |
| Cafeteria/Restaurant | See "Restaurant/Cafeteria." | Restaurant | An establishment where food and drink are prepared and may be consumed within the premises. |
| Restaurant/Cafeteria | An establishment where food and drink are prepared and consumed primarily on the premises. Drive-up windows are permitted. | | |
| Restaurant (Drive-in) | An eating establishment where primarily food or drink is served to customers in personal vehicles or where facilities are provided on the premises which encourage the serving and consumption of food in personal vehicles on or near the restaurant premises. | | |
| | | Commercial Kitchen | A facility designed for the preparation, storage, and handling of food for off-site consumption. This use supports delivery-only services for virtual restaurants (ghost kitchens) or prepares meals for catered events and off-premises dining (catering establishments). |
| Food Truck Park | An area designed to accommodate two or more mobile food units and offering food and/or beverages for sale to the public as the primary use of the property. | Food Truck Park | An area designed to accommodate two or more mobile food establishments and offering food or beverages for sale to the public as the primary use of the property. |
| Gun Range (Indoor) | Any indoor facility open to the public and occupying all or a portion of a building where firearms are discharged for testing or recreation purposes. | Recreation and Entertainment Facility (Indoor) | A facility or portion of a building where indoor activities are conducted for recreational, entertainment, physical fitness, or educational purposes. Such facilities may be open to the public, operate on a membership basis, or cater to private guests, and include uses that are fully enclosed within a structure. Typical uses include commercial amusement venues (e.g., bowling alleys, skating rinks, arcades, laser tag, indoor adventure parks, gun ranges), movie theaters, health and fitness centers (including larger exercise or physical therapy facilities), art classes, music lessons, and studios for dance, gymnastics, or martial arts. |
| Amusement, Commercial (Indoor) | Provision, for a fee, admission charge, or other similar remuneration, of leisure-time amusement or entertainment primarily by and for participants within a completely enclosed building. Typical uses include bowling alleys, ice or roller skating rinks, arcades, and bingo parlors. | | |
| Theater (Neighborhood) | A building or part of a building devoted to the showing of motion pictures or for dramatic, musical, or live performances with a maximum of 10 screens or stages and a combined seating capacity of 2,500 or less. | | |
| Theater (Regional) | A building or portion of a building used primarily for showing motion pictures or for dramatic, musical, or live performances having more than 10 screens or stages or a combined seating capacity greater than 2,500. | | |
| Fitness/Health Center | See "Health/Fitness Center." | | |
| Health/Fitness Center | A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks. | | |
| Studio (Dance, Gymnastics and/or Martial Arts) | A building or portion of a building used as a place of work for a gymnast, dancer and/or martial artist or for instructional classes in gymnastics, dance and/or martial arts. | | |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|---|---|---|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Service Uses (Continued) | | | |
| Theater (Drive-in) | An open lot with its appurtenant facilities devoted primarily to the showing of motion pictures or theatrical productions on a paid admission basis to patrons seated in personal vehicles. | Recreation and Entertainment Facility (Outdoor) | A facility, area, or lot used for recreational, entertainment, or amusement activities that occur partially or entirely outdoors. Such uses may include open-air or partially covered structures and may be operated on a fee, admission, or membership basis. Typical uses include drive-in theaters, batting cages, miniature golf courses, go-kart tracks, driving ranges, outdoor adventure parks, carnivals, or similar activities designed for public or participant enjoyment. This use does not include outdoor gun ranges. |
| Amusement, Commercial (Outdoor) | An outdoor area or structure, open to the public, which provides entertainment or amusement primarily by and for participants for a fee or admission charge. Typical uses include batting cages, miniature golf, go-kart tracks, and carnivals. | | |
| Animal Exhibition | A collection of animals for display to the public. An animal exhibition shall not include the sale, breeding, or butchering of animals. | | |
| Exhibition Area | An area or space either outside or within a building for the display of topic-specific goods or information. | | |
| Fairgrounds | An area where outdoor fairs, circuses, or exhibitions are held. | | |
| Golf Course or Country Club | An area of 20 acres or more improved with trees, greens, fairways, hazards, and which may include a clubhouse, dining room, and accessory recreational uses. | Golf Course or Country Club | An area improved with trees, greens, fairways, or hazards, which may include a clubhouse, dining room, and accessory recreational uses and maintenance facilities. |
| Country Club or Golf Course | See “Golf Course or Country Club” | | |
| Data Center | A facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to web hosting organizations and internet service organizations. A server farm, telecom hotel, carrier hotel, telco hotel, telehouse co-location center, or any other term applicable to facilities which are used for these specified purposes shall be deemed to be a data center. (This definition shall only apply to data center as a primary use.) | Data Center | A facility primarily used for data processing, housing computer systems and components such as telecommunications and storage systems. |
| Kennel (Indoor Pens)/ Commercial Pet Sitting | An establishment in which more than 6 dogs or domestic animals are on the premises at one time, that has indoor pens and provides any of the following services related to the animals for commercial purposes: housing during the day or overnight, grooming, breeding, boarding, exercising, training, or selling. Animal transportation service may be provided. Keeping backyard hens inside, consistent with the Code of Ordinances, does not create or establish a Kennel (Indoor Pens). | Animal Services (Indoor) | A commercial facility engaged in the medical or surgical examination or treatment, grooming, selling, breeding, boarding, daycare, or training of domestic animals within an enclosed building. Animal transportation service may be provided. This use does not include veterinary services for livestock or poultry that form part of an agricultural operation. |
| Pet Sitting, Commercial/ Kennel (Indoor Pens) | See “Kennel (Indoor Pens)/Commercial Pet Sitting.” | | |
| Veterinary Clinic | An establishment, not including outside pens, where animals and pets are admitted for examination and medical treatment. | | |
| Kennel (Outdoor Pens) | An establishment in which more than 6 dogs or domestic animals more than one year old are on the premises at one time, that has outdoor pens and provides any of the following services related to the animals for commercial purposes: housing during the day or overnight, grooming, breeding, boarding, exercising, training, or selling. The keeping of backyard hens, consistent with the Code of Ordinances, does not create a Kennel (Outdoor Pens). | Animal Services (Outdoor) | A commercial facility engaged in the medical or surgical examination or treatment, grooming, selling, breeding, boarding, daycare, or training of domestic animals wholly or partially outdoors. Animal transportation service may be provided. This use does not include veterinary services for livestock or poultry that form part of an agricultural operation. |
| Service Contractor | An establishment whose primary activity is the provision of services for the construction, maintenance, cleaning, or repair of buildings and properties on a fee or contract basis. Service contractors may include but are not limited to, plumbing, heating, and air conditioning, construction, and landscape maintenance services. | Service Contractor | An establishment whose primary activity is the provision of services for the construction, maintenance, cleaning, or repair of buildings and properties on a fee or contract basis. Service contractors may include but are not limited to, plumbing, heating, and air conditioning, construction, pest control, and landscape maintenance services. |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|---|---|--|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Service Uses (Continued) | | | |
| Bank, Savings and Loan, or Credit Union | An establishment for the custody, loan, exchange, or issue of money, the extension of credit, and/or facilitating the transmission of funds. | Bank, Financial Services, or Credit Union | An establishment for the custody, loan, exchange, investment or issue of money, the extension of credit, or facilitating the transmission of funds. |
| | | Alternative Financial Services | A business providing financial services such as payday loans, car title loans, or money transfers, but excluding FDIC-insured banks, credit unions, or regulated lenders. This definition does not include pawn shops or retail businesses offering incidental financial services. |
| Studio (Radio and/or TV) | A building or portion of a building used as a place for radio and/or television broadcasting. | Studio (Media) | A building or portion of a building used as a place for musicians, professional broadcasting, movie production, or filming locations. |
| Studio (Photographer, Musician, Artist) | A building or portion of a building as a place of work by a photographer, musician, and/or artist. | Studio (Artist) | A building or portion of a building as a place of work by artists or craftspersons, including photographers, ceramists, woodworkers, and painters. This use does not include Service Contractors. |
| Artisan’s Workshop | Production of jewelry, furniture, sculpture, pottery, leather goods and similar hand-crafted consumer goods, involving the use of hand tools and small-scale, light mechanical equipment within a completely enclosed area not exceeding 3,000 square feet of floor area. | | |
| Personal Service Shop | Establishments primarily engaged in providing services generally involved in the care of the person or his apparel including, but not limited to, barber and beauty shops, dry-cleaning and laundry pick-up stations, self-service laundromats, and tailors. | Personal Services | Establishments primarily engaged in providing services generally involved in the care of a person or their apparel including, but not limited to, barber and beauty shops, nail salons, aesthetician services, dry-cleaning and laundry pick-up stations, tattooing or piercing studios, self-service laundromats, cobblers, and tailors. |
| Body Piercing | The creation of an opening in an individual’s body, other than in an individual’s ear lobe, to insert jewelry or other decoration. | | |
| Tattooing and Permanent Cosmetics | The practice of producing an indelible mark or figure on the human body by scarring or inserting pigment under the skin using needles, scalpels, or other related equipment. | | |
| Mortuary/Funeral Parlor | A place for the storage of deceased bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation. | Funeral Home | A facility designed for the preparation of the deceased for burial and for hosting memorial services or viewings. Such a facility may include spaces for embalming, body preparation, casket display, and administrative offices. Ancillary uses may include chapels, reception areas, and parking for attendees. This use does not include cremation services, cemeteries, columbariums, or mausoleums, which are regulated separately. |
| Funeral Parlor/Mortuary | See “Mortuary/Funeral Parlor.” | | |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|--|--|---------------------------------|---|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Office and Professional Uses | | | |
| Business Service | This group includes establishments primarily engaged in providing services not elsewhere classified to business enterprises on a fee contract basis including, but not limited to, advertising agencies, computer programming and software services, tutoring services excluding trade schools, and office equipment sales, rental, leasing, or repair. | Office (Professional) | A facility or establishment used for conducting business, administrative, professional, or medical activities within an enclosed building or group of rooms. This use includes offices for administrative and professional services such as real estate, insurance, financial services, marketing, technology, telecommunications, and business organizations. It also encompasses medical offices providing outpatient health services, including medical, surgical, dental, incidental research, therapeutic massage, and other healthcare practices. |
| Massage Therapy, Licensed | A health care service practiced by a licensed massage therapist, as defined by state law. "Massage therapy" means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub, shower, or cabinet baths. Equivalent terms for massage therapy are massage, therapeutic massage, massage technology, myotherapy, or any derivation of those terms. The terms "therapy" and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law. | | |
| Office (Professional/General Administrative) | A room or group of rooms used for the provision of executive, management, or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, and business offices of public utilities, organizations, and associations; but excluding medical offices. | | |
| Office (Medical) | An establishment dispensing health services, including medical, surgical, dental, and other outpatient services. | | |
| Research and Development Center | An indoor facility that includes laboratories and experimental equipment for medical testing, prototype design and development, and product testing. | | |
| | | Research and Development Center | A facility that includes laboratories and experimental equipment for medical testing, prototype design and development, and product testing. |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|--|-----------------------------------|--|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Wholesale Uses | | | |
| Commercial Flex Warehouse (PD-58-CC only) | A business that provides leasable floor area within a single building to multiple tenants for general/professional administrative office, warehouse/distribution center, office (showroom/warehouse), light manufacturing, or other permitted uses. Facilities, such as entrances and lobbies, conference rooms, restrooms, loading docks, and other functional spaces, may be shared between the individual tenants when managed by a single entity | Commercial Flex Warehouse | [Staff recommends that this be accommodated in the use table by expanding the opportunity to allow Warehouse/Distribution Center and Industrial (Light-Intensity) uses to the Corridor Commercial (MCC) zoning district by SUP.] |
| Commissary | An establishment in which food, containers, or supplies are kept, handled, prepared, packaged, or stored for transportation by mobile food units, and that serves as an operating base where a mobile food unit may be stored, parked, serviced, cleaned, supplied, and maintained. A restaurant may serve as a commissary for one mobile food unit which is owned and operated by the restaurant. Commissaries must comply with other provisions of the Code of Ordinances. | Commissary | An establishment in which food, containers, or supplies are kept, handled, prepared, packaged, or stored for transportation by mobile food establishments, and that serves as an operating base where a mobile food establishment may be stored, parked, serviced, cleaned, supplied, and maintained. |
| Office (Showroom/Warehouse) | An establishment that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted. Warehousing facilities shall be incidental to the primary use and shall not exceed 50% of the total floor area. This designation does not include service contractor. | Office (Showroom/Warehouse) | A facility that integrates office space, a product showroom, and storage or distribution functions within a single property. The office component is used for administrative or business operations, the showroom displays goods for viewing or limited retail sales, and the warehouse provides space for the storage, staging, and shipping of products. Warehousing facilities are incidental to the primary use and do not exceed 70% of the total floor area. This designation does not include Service Contractor. |
| Mini-Warehouse/ Public Storage | A building containing separate, individual, self-storage units of 500 square feet or less for rent or lease. The conduct of sales, business, or any activity other than storage shall be prohibited within any individual storage unit. | Mini-Warehouse/ Self-Storage | A building containing separate, individual, self-storage units of 500 square feet or less for rent or lease. This use does not include the conduct of sales, business, or any activity other than storage within any individual storage unit and office facilities incidental to the use's operation. |
| Public Storage/ Mini-Warehouse | See "Mini-Warehouse/Public Storage." | | |
| Distribution Center/ Warehouse | See "Warehouse/Distribution Center." | | |
| Warehouse/ Distribution Center | A building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale but excluding "Truck Terminal." | Warehouse/ Distribution Center | A facility used primarily for the storage and distribution of goods, merchandise, supplies, and equipment, including wholesalers that display, sell, and distribute merchandise to business representatives for resale but excluding uses classified as "Truck Terminal." |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|--|------------------------------|--|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Commercial, Manufacturing, and Industrial Uses | | | |
| Industrial (Light) | Industrial uses which meet the performance standards, bulk controls, and other requirements established in this ordinance. | Industrial (Light-Intensity) | Establishments for the manufacturing, assembly, repair, fabrication, processing, or packaging of goods and materials, and that do not generate significant emissions, hazards, smoke, noise, fumes, dust, odor, vibration, or other similar nuisances to surrounding properties. This use excludes uses that are separately defined. |
| Manufacturing (Light-intensity) | Indoor assembly and manufacturing of finished products or parts from previously prepared materials and parts. Fabrication may be used in limited form to shape or define the final product but shall not comprise the primary activity of such operations. | | |
| Engine Repair Shop (Small) | A shop for repair of lawnmowers, chainsaws, lawn equipment, and other machines with only one-cylinder engines. | | |
| Upholstery/Cabinet Shop | See "Cabinet/Upholstery Shop." | | |
| Cabinet/Upholstery Shop | An establishment for the production, display, and sale of furniture and soft coverings for furniture. | | |
| Repair/Storage of Furniture and Appliances (Inside) | See "Storage/Repair of Furniture and Appliances (Inside)." | | |
| Furniture and Appliances, Storage/Repair of (Inside) | An establishment that repairs common household appliances and furniture items such as refrigerators, stoves, microwave ovens, televisions, stereos, radios, lamps, tables, chairs, desks, and sofas, and which may provide indoor storage space for items being repaired. | | |
| Print Shop (Major) | An establishment whose primary service is long-run printing including, but not limited to, book, magazine, and newspaper publishing. | | |
| Manufacturing (Moderate-intensity) | Manufacturing of finished products and component products or parts, including the transportation, treatment, or processing of materials or substances, exclusive of basic industrial processing. | | |
| Repair/Storage of Furniture and Appliances (Outside) | See "Storage/Repair of Furniture and Appliances (Outside)." | | |
| Furniture and Appliances, Storage/Repair of (Outside) | An establishment that repairs common household appliances and furniture items such as refrigerators, stoves, microwave ovens, televisions, stereos, radios, lamps, tables, chairs, desks, and sofas, and which may provide for outdoor storage space for items being repaired. | | |
| Dry Cleaning Plant | An industrial facility where fabrics are cleaned with substantially nonaqueous organic solvents. | | |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|---|-------------------------------|---|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Commercial, Manufacturing, and Industrial Uses (Continued) | | | |
| Industrial Use (Hazardous or Nuisance) | An industrial use that, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, vibration, or danger of fire, explosion, or radiation as may be determined by Health, Fire, or Building officials is presently or in the future likely to be a hazard or nuisance to adjacent property or the community-at-large. | Industrial (High-Intensity) | Establishments for the manufacturing, assembly, repair, fabrication, processing, or packaging of goods and materials that have the potential to generate significant emissions, hazards, smoke, noise, fumes, dust, odor, vibration, or other similar nuisances to surrounding properties due to the types of materials used, byproducts created, hours of operations, volumes of heavy truck traffic, noxious odors produced, outdoor processing, or other factors. This use includes, but is not limited to, any establishment that requires an Air Permit from the State of Texas, except where the use is separately defined. |
| Manufacturing (Heavy-intensity) | Basic industrial processing which transforms materials, particularly raw materials, into a new substance, compound, or product. Uses include, but are not limited to, meat packing, chemical and petroleum processing and manufacturing, and foundries. | | |
| Asphalt/Concrete Batching Plant (Permanent) | See “Concrete or Asphalt Batching Plant (Permanent).” | | |
| Concrete/Asphalt Batching Plant (Permanent) | A permanent manufacturing facility for the production of concrete or asphalt. | | |
| Sand, Gravel, Stone, or Petroleum Extraction | The process of extracting sand, gravel, stone, or petroleum from the earth. | | |
| Storage, Open | The keeping outside of goods, materials, containers, vehicles, trailers, or other equipment on a lot or tract. | Open Storage | The keeping of materials, equipment, vehicles, containers, supplies, and merchandise external to a building that are not intended to be viewed by customers for purchase. |
| Wrecking Yard | Any lot upon which 2 or more motor vehicles of any kind which are incapable of being operated due to condition or lack of license have been placed for the purpose of obtaining parts for recycling or resale. | Wrecking or Salvage Yard | A lot, building, or structure used for the reclamation, recovery, dismantling, storage, and processing of materials, products, or equipment for the purpose of reuse, resale, or recycling. This includes the collection, sorting, and dismantling of motor vehicles or other items to extract usable parts or materials, as well as the temporary storage of such materials. |
| Salvage or Reclamation of Products | The reclamation and storage of products or materials. | | |
| Crematory | A building, structure, or part thereof used for the purposes of the cremation of human or animal remains and that has appropriate permits, licensing, and/or registration for cremation by the State of Texas. | Crematory | A building, structure, or part thereof used for the purposes of rapidly breaking down human or animal remains through heat, chemical solution, or other permitted means. Crematories must have appropriate permits or licensing by the State of Texas. |
| Winery | A wine-making facility that: (1) ferments juices from grapes and/or other fruit, (2) blends wines, (3) manufactures, bottles, labels, and packages wine, and/or performs any other activity authorized by Chapter 16, Winery Permit, of the Texas Alcoholic Beverage Code as amended. | Commercial Alcohol Production | An establishment licensed by the Texas Alcoholic Beverage Commission to produce alcoholic beverages primarily for off-site distribution and consumption. On-site consumption of products and food may be included where authorized by State and local laws. |
| Farm, Ranch, Garden, or Orchard | An area of 5 acres or more which is used for growing usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law. | Agricultural Use | An agricultural operation that includes cultivating the soil, producing crops or growing food, floriculture, viticulture, horticulture, silviculture, wildlife management, raising or keeping livestock or poultry, planting crops, the commercial sale of animals, or aquaculture. |
| Nursery | An establishment for the cultivation and propagation, display, storage and sale (retail and wholesale) of large plants, shrubs, trees and other materials used in indoor or outdoor plantings; and the contracting for installation and/or maintenance of landscape material as an accessory use. | | |
| Stable | A facility for boarding horses, renting horses to the public, or conducting riding lessons. A minimum of 10 acres is required for this use. | | |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|--|---------------------------------------|--|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Transportation, Utility, and Communications Uses | | | |
| Airport | A place where an aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers. (See Sec. 15.600) | Heliport/Airport | An area of land or water or a structural surface, except for a drone staging area, designated for the landing and takeoff of aircraft, including passenger terminals and any associated facilities for the refueling, maintenance, repairs, or storage of aircraft. |
| Heliport | An area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of rotary wing and tiltrotor passenger aircraft, and any appurtenant areas which are used, or intended for use for heliport buildings and other heliport facilities. (See Sec. 15.600) | | |
| Helistop | The same as a heliport, except that no refueling, maintenance, repairs, or storage of aircraft is permitted. (See Sec. 15.600) | Helistop | The same as a Heliport/Airport, except that only rotary-wing and tiltrotor passenger aircraft are permitted and no refueling, maintenance, repairs, or storage of aircraft is permitted. |
| Commercial Drone Delivery Hub (Large) | An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by unmanned aircraft, including but not limited to those defined under Commercial Drone Delivery Hub (Small), to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities. | Commercial Drone Delivery Hub (Large) | An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by unmanned aircraft, including but not limited to those defined under Commercial Drone Delivery Hub (Small), to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities. |
| Commercial Drone Delivery Hub (Small) | An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by small unmanned aircraft systems (sUAS) under 55 pounds total take-off weight or as defined in Section 44801 of Title 49, United States Code, as amended, whichever is the lesser, to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities. | Commercial Drone Delivery Hub (Small) | An area of land, structural surface, building, or structure with one or more designated drone staging areas for use by small unmanned aircraft systems (sUAS) under 55 pounds total take-off weight or as defined in Section 44801 of Title 49, United States Code, as amended, whichever is the lesser, to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities. |
| Transit Center/Station | Any premises for the loading and unloading of passengers by a public or private transit company including the temporary parking of transit vehicles between routes or during stop overs and excluding overnight parking, storage, and maintenance of transit vehicles. This definition shall not include bus stops along rights-of-way. | Transit Center/Station | Any premises for the loading and unloading of surface-based transit passengers by a public or private company, including the temporary parking of transit vehicles between routes or during stopovers and excluding overnight parking, storage, and maintenance of transit vehicles. This definition does not include bus stops along rights-of-way. |
| Truck Terminal | A facility where freight is unloaded from interstate trucks and/or intermodal containers and loaded onto local or regional delivery vehicles. May include facilities for the temporary storage of loads prior to shipment. | Truck Terminal | A facility for the loading, unloading, and transfer of freight between different transportation modes, such as trucks, trains, and intermodal containers. This use may include temporary storage of freight prior to shipment and facilities for coordinating local, regional, and interstate delivery. |
| Railroad Freight Depot or Dock | A facility/place for the loading and unloading of materials on trains. | | |
| Antenna | Any exterior transmitting or receiving device mounted on or within a support structure, building, or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals, television signals, or other communications signals. | Communication Towers and Systems | A transmitting or receiving system, including any exterior antenna, its support structure (whether freestanding or mounted on another structure), and any associated appurtenances used in wireless communications. |
| Antenna Support Structure (Commercial and Amateur) | The transmitting or receiving system, its supporting structures and any appurtenances mounted thereon, including a free-standing structure built specifically to support or act as an antenna or a structure mounted on some other manmade object such as a building or bridge. (See Sec. 15.200) | | |

Attachment C – Comparison of Existing and Proposed Use Definitions

| Existing | | Proposed | |
|---|---|------------------------------|---|
| Use (Original) | Use Definition (Original) | Use (Updated) | Use Definition (Updated) |
| Vehicle and Related Uses | | | |
| Vehicle Parking Lot/Garage (Primary) | An area, structure, or shared area where a fee may be charged for the temporary parking of operable personal and light commercial vehicles. | Parking Lot/Garage (Primary) | An area or structure where a fee may be charged for the temporary parking of operable personal and light commercial vehicles. Such use may be publicly- or privately-owned and is the primary use of the site, not providing parking to another on-site use. |
| Vehicle Storage | The keeping, on a lot or tract, of operable vehicles for the purpose of holding such vehicles in reserve. This definition excludes temporary parking. | Vehicle Storage | A secured area or structure not open to the public for the keeping of operable personal and light commercial vehicles owned by or in the custody of a business. This definition excludes temporary parking in a Parking Lot/Garage. |
| Truck Parking Lot | Area for parking heavy commercial vehicles and/or trucks for sale, distribution, or storage purposes. | Truck and RV Storage | An area or structure for the keeping of operable heavy commercial vehicles or recreational vehicles (RVs) for distribution or storage purposes. |
| Recreational Vehicle Parking Lot/Garage | An area or structure designed for the parking of recreational vehicles for sale, distribution, or storage purposes. | | |
| Vehicle Leasing and Renting | Storage, leasing, or renting of personal vehicles, motorcycles, and light commercial vehicles. | Vehicle Rental | The rental of personal vehicles and light commercial vehicles in operable condition and where no repair work is done. |
| Bus/Truck Leasing | See “Truck/Bus Leasing.” | Truck Rental | The rental of panel trucks, vans, trailers, recreational vehicles, motor-driven buses, and other heavy commercial vehicles in operable condition and where no repair work is done. |
| Truck/Bus Leasing | The rental of new or used panel trucks, vans, trailers, recreational vehicles, or motor-driven buses in operable condition and where no repair work is done. | | |
| Motorcycle Sales & Service | The display, sale, servicing and repair of motorcycles. | Vehicle Sales | An establishment for the display, sale, leasing, servicing, and minor repair of personal vehicles and light commercial vehicles. This use includes the retail sale of new or used vehicles, with motorcycle sales and service as an allowable component. |
| Vehicle Dealer (New) | Retail sales and/or leasing of new personal vehicles or light commercial vehicles, including, as a minor part of the business, the sales and/or leasing of used personal vehicles or light commercial vehicles. | | |
| Vehicle Dealer (Used) | Retail sales and leasing of used personal vehicles or light commercial vehicles. | | |
| Truck Sales (Heavy Trucks) | The display, sale, or rental of new or used heavy commercial vehicles or trucks in operable condition. | Truck Sales | The display, sale, or rental of new or used heavy commercial vehicles or trucks in operable condition. |
| Recreational Vehicle Sales & Service | Retail sales, renting, leasing, and repair of new or pre-owned recreational vehicles. | Recreational Vehicle Sales | An establishment for the display, sale, and leasing of recreational vehicles (RVs). |
| Bus/Truck Repair | See “Truck/Bus Repair.” | Truck Repair | An establishment providing repair or maintenance services to heavy commercial vehicles or recreational vehicles (RVs). |
| Truck/Bus Repair | An establishment providing major and minor vehicle repair services to heavy commercial vehicles. | | |
| Paint Shop | An establishment where painting services are performed. | | |
| Vehicle Repair (Major) | Major repair or reconditioning of engines and transmissions; retrofitting of air conditioning systems; wrecker service; collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust proofing; and other similar services for personal and light commercial vehicles. | Vehicle Repair | An establishment providing major repair or reconditioning of engines and transmissions; retrofitting of air conditioning systems; wrecker service; collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust proofing; and other similar services for personal and light commercial vehicles. |
| Vehicle Repair (Minor/Fueling Station) | An establishment used for the retail dispensing or sales of vehicle fuels, lubricants, tires and vehicle accessories; the minor repair or replacement of parts, tires, paintless dent repair, and performing state inspections and making minor repairs necessary to pass state inspection for personal and light commercial vehicles. Services listed under Major Vehicle Repair or any other similar services are not included. | Vehicle Maintenance | An establishment providing services for the upkeep, minor repair, and cleaning of personal vehicles, and light commercial vehicles. Services include the minor repair or replacement of parts, paintless dent repair, state inspections, cosmetic applications, and vehicle washing (both self-service and full-service), but do not include major repair services listed under Vehicle Repair. |
| Car Wash | Structure used to wash motorcycles, personal vehicles and light commercial vehicles. | | |

Unified Development Code City of Plano

Review Draft | November 26, 2025

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Article 1. General Provisions

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Article 2. Zoning Regulations

Section 2.1. Zoning General Provisions

Section 2.2. Plan Review Procedures

Section 2.3. Zoning Procedures

Section 2.4. Special Zoning Procedures

[this section intentionally left blank]

Section 2.5. Zoning Districts

A. Establishment of Zoning Districts and Map

1. Establishment

The City is divided into zoning districts as established within this section and shown on the official zoning map, herein referred to as the Zoning Map. The Zoning Map is maintained as part of the City's Geographic Information System (GIS) under the direction of the Director of Planning. The Zoning Map – together with all notations, references, data and other information shown on the map – is adopted and incorporated into this UDC. It is as much a part of this UDC as if actually depicted within its pages.

2. Maintenance and Updates

The Director of Planning is responsible for directing revisions to the Zoning Map to reflect its amendment as soon as possible after the effective date of Zoning Map amendments. No unauthorized person may alter or modify the Zoning Map. The Director of Planning may authorize printed copies of the Zoning Map to be produced, and maintain digital or printed copies of superseded versions of the Zoning Map for historical reference.

3. District Purpose Statements

Each district includes a purpose statement to describe the aspirations for the district. The Director of Planning and other decision-makers may consider purpose statements in interpreting the UDC; however, the purpose statements are not regulatory.

B. Zoning District Boundaries

1. District Boundaries

The district boundary lines shown on the Zoning Map are usually along streets, alleys, property lines, or extensions thereof. Where uncertainty exists as to the boundaries of districts as shown on the Zoning Map, the following rules apply:

- A. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys will be construed to follow such centerlines.
- B. Boundaries indicated as approximately following platted lot lines will be construed as following such lot lines.
- C. Boundaries indicated as approximately following City limits will be construed as following City limits.
- D. Boundaries indicated as following railroad lines will be construed to be midway between the right-of-way lines.
- E. Boundaries indicated as following shorelines will be construed to follow such shorelines, and in the event of a change in the shoreline, will be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of all bodies of water will be construed to follow such centerlines, and in the event of a change in the centerline, will be construed to move with such centerline.
- F. Boundaries indicated as parallel to, or extensions of, features indicated in [Section 2.5.B.1.A](#) through [Section 2.5.B.1.E](#) will be so construed. Distances not specifically indicated on the original Zoning Map will be determined by the scale of the map.
- G. Whenever any street, alley, or other public way is vacated by official action of the City Council or whenever such area is franchised for building purposes, any necessary Zoning Map amendments (i.e., rezonings to align with new lot lines) will be processed concurrently with the abandonment.

- H. The zoning classification applied to a tract of land adjacent to a street extends to the centerline of the street, unless, as a condition of zoning approval, it is stated that the zoning classification does not apply to the street.
- I. Where physical features on the ground are at variance with information shown on the Zoning Map, or when there arises a question as to how or whether a parcel of property is zoned and such question cannot be resolved by the application of the district boundary interpretation rules of [Section 2.5.B.1.A](#) through [Section 2.5.B.1.H](#), the property will be considered to be classified in the Agricultural (SAG) District, in the same manner as provided for newly annexed territory and the issuance of a building permit will be in accordance with the provisions of Sec. **XXXX**.

C. Residential Zoning Districts

1. The Residential Districts

The City’s zoning districts intended primarily for residential uses are listed below. When this UDC refers to “Residential Zoning Districts,” it is referring to these districts.

| Symbol/Abbreviation | District Name | Section |
|---------------------|------------------------|---------------------------------|
| RDE | Detached Estate | Section 2.5.C.2 |
| RDN | Detached Neighborhood | Section 2.5.C.3 |
| RDD | Detached Downtown | Section 2.5.C.4 |
| RDS | Detached Small-Lot | Section 2.5.C.5 |
| RTN | Townhouse Neighborhood | Section 2.5.C.6 |
| RTS | Townhouse Small-Lot | Section 2.5.C.7 |
| RAL | Apartment Low-Rise | Section 2.5.C.8 |

Note: All street, sign, parking, open space, governance, and design standards will be addressed in future Modules.

2. Detached Estate (RDE) District

A. Purpose

The RDE district is intended to provide detached housing in a semi-rural setting on large lots with expansive open space suitable for housing estates and limited ranching. This district promotes a unique residential character with limited provisions for institutional and accessory uses.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the RDE district unless otherwise expressly stated:

| Description | Requirements | |
|---------------------------------------|------------------------------------|---|
| Current Districts | SF-20, [ED] | Note: The "Current Districts" row in the table is included for draft review purposes only. It indicates the current zoning district (or FLUC, if there is no current district) that is most similar to the proposed district. When another existing district will be included with the proposed district, it is noted in brackets. This line will be removed in later drafts. |
| Maximum Dwelling Units ⁽¹⁾ | 1 per lot, plus 1 backyard cottage | |
| Minimum Lot Area | 20,000 square feet | |
| Minimum Lot Width | 100 feet | |
| Minimum Lot Depth | 150 feet | |
| Minimum Front Yard | 35 feet | |
| Minimum Side Yard | | |
| Interior Lot | 10 feet | |
| Street Side | 15 feet | |
| Maximum Side Yard | 25 feet | |
| Minimum Rear Yard | 10 feet | |
| Maximum Height | 40 feet | Note: Minimum Open Space to be revisited for all districts in a later draft. |
| Maximum Coverage | 35% | |
| Minimum Open Space | TBD | |

⁽¹⁾ See Sec. **XXXX** for Backyard Cottage permissions.

3. Detached Neighborhood (RDN) District

A. Purpose

The RDN district is intended to provide for the development and preservation of detached housing neighborhoods typical throughout the community. This district promotes a balanced residential character while accommodating efficient land use and infrastructure. Development standards help to ensure infill and redevelopment compatibility with existing neighborhoods, encourage quality housing design, and support a safe, livable environment for residents. Limited institutional and accessory uses may be permitted to complement residential living while maintaining neighborhood integrity. This district is divided into subdistricts to accommodate a range of densities and subdivision patterns.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the RDN district unless otherwise expressly stated:

| Description | RDN-1 Requirements | RDN-2 Requirements | RDN-3 Requirements |
|---------------------------------------|------------------------------------|------------------------------------|--|
| Current Districts | SF-9 Stormwater 2 | SF-6, [SF-7] | PH |
| Maximum Dwelling Units ⁽¹⁾ | 1 per lot, plus 1 backyard cottage | 1 per lot, plus 1 backyard cottage | 1 per lot, plus 1 backyard cottage |
| Minimum Lot Area | 8,000 square feet | 6,000 square feet | 4,000 square feet |
| Minimum Lot Width | | | |
| Interior Lot | 75 feet | 55 feet | 40 feet |
| Corner Lot | 80 feet | 60 feet | 45 feet |
| Minimum Lot Depth | 95 feet | 95 feet | 90 feet |
| Minimum Front Yard | 25 feet | 20 feet | 20 feet |
| Minimum Side Yard | | | |
| Interior Lot | 5 feet | 5 feet | 5 feet, except as allowed in Section 2.5.C.3.D.1 below |
| Street Side | 15 feet | 15 feet | 15 feet |
| Minimum Rear Yard | 10 feet | 10 feet | 10 feet |
| Minimum Building Separation | 10 feet | 10 feet | 10 feet |
| Maximum Height | 35 feet | 35 feet | 35 feet |
| Maximum Lot Coverage | 50% | 50% | 60% |
| Minimum Open Space | TBD | TBD | TBD |

⁽¹⁾ See Sec. **XXXX** for Backyard Cottage permissions.

D. Special District Requirements

1. The following standards apply to the RDN-3 subdistrict:

A. Detached houses may be developed as zero lot line buildings with no side yard setback on one side, subject to the following standards:

1. One interior side yard must be zero feet and the opposite side yard must be a minimum of 10 feet.
2. A building on a lot where the zero side abuts an alley may be set back from the alley so long as a minimum separation of 10 feet is provided between buildings.
3. A minimum 6-foot-wide maintenance easement must be recorded on the adjacent lot to enable the property owner to maintain the house on the zero side yard setback side.
4. Side yards and maintenance easements must be recorded on the subdivision plat.
5. Buildings with roof overhangs are allowed when lots have been platted with a 6-foot-wide non-encroachment easement and the final plat for the subdivision was approved prior to October 28, 1996.

B. An RDN-3 subdivision may amend setbacks as follows:

1. The front yard setback may be reduced to 10 feet provided that:

- A.** The driveway and garage are accessed from an alley; and
- B.** 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.

Note: Revisit dimensional adjustments in all districts with Module 4. Consider which adjustments should be specific to an individual district vs. applicable to multiple districts.

2. The front yard setback may be reduced to 15 feet for lots without an alley provided that:

- A.** The garage is at least 20 feet from the front property line; and
- B.** 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.

3. The maximum front yard setback is 25 feet.

4. Detached Downtown (RDD) District

A. Purpose

The RDD district is intended to provide for the development and preservation of detached housing neighborhoods in and near the downtown core. This district promotes a balanced residential character while respecting historic development forms and patterns. Development standards help to ensure infill and redevelopment compatibility with existing neighborhoods, encourage quality housing design, and support a safe, livable environment for residents. Limited institutional and accessory uses may be permitted to complement residential living while maintaining neighborhood integrity. This district is divided into subdistricts to accommodate a range of densities and subdivision patterns.

B. Uses

See [Section 2.6.B. Use Chart](#).

Note: The RDD-3 subdistrict has been deleted. The subdistrict was modeled on PD-179-BG, which allows single-family detached residences. Standards for detached houses were added to BG and will be carried over to the MDT district.

C. Dimensional Standards

The following dimensional standards apply to all development in the RDD district unless otherwise expressly stated:

| Description | RDD-1 Requirements | RDD-2 Detached House Requirements | RDD-2 Duplex Requirements |
|---------------------------------------|------------------------------------|-----------------------------------|---------------------------|
| Current District | UR | GR Single-Family | GR Duplex |
| Maximum Dwelling Units ⁽¹⁾ | 1 per lot, plus 1 backyard cottage | 1 per lot | 2 per lot |
| Minimum Lot Area | 5,000 square feet | 3,000 square feet | See Section 2.5.C.4.D |
| Minimum Lot Width | | | |
| Interior Lot | 50 feet | 30 feet | 55 feet |
| Corner Lot | 55 feet | 30 feet | 55 feet |
| Minimum Lot Depth | 90 feet | 90 feet | 90 feet |
| Minimum Front Yard | 10 feet | 10 feet | 10 feet |
| Maximum Front Yard | None | 15 feet | 15 feet |
| Minimum Side Yard | | | |
| Interior Yard | 5 feet | 5 feet | 5 feet |
| Street Side | 10 feet | 5 feet | 5 feet |
| Minimum Rear Yard | 5 feet | 5 feet | 5 feet |
| Maximum Height | 35 feet | 30 feet | 30 feet |
| Maximum Lot Coverage | 60% | 50% | 50% |
| Minimum Open Space | TBD | TBD | TBD |

⁽¹⁾ See Sec. XXXX for Backyard Cottage permissions.

D. Special District Requirements

1. The following standards apply to the RDD-2 subdistrict:

The RDD-2 subdistrict applies to the Douglass Community and has special elements that should be maintained to perpetuate the long-term character and viability of the community. The Douglass Community is hereby designated a unique location that is of architectural and cultural importance to the community. The following provisions are required:

A. Front Porches

Covered porches must be located along the front of any housing structure and must be a minimum of 40 square feet per unit. Each porch must have a minimum dimension of 4 feet.

B. Siding Materials

Houses and garages must be constructed of overlapping, horizontal wood siding; overlapping, horizontal cementitious siding; overlapping, horizontal aluminum or vinyl siding; and brick. Exterior plasters and stone are not permitted.

C. Roofs

Roofs for housing structures and garages must be “gabled” or “hipped” design with a minimum slope of 6:12 (for every horizontal foot, the roof must rise vertically 6 inches). The point at which a roof attaches to the residential structure (including attached garages) must be at least 7 feet above the top of the foundation.

D. Duplexes are permitted in the RDD-2 subdistrict subject to the following standards:

1. Duplex buildings must contain no more than two dwellings, which may be platted on separate adjacent lots or on a single shared lot.
2. Duplexes on Separate Lots
 - A. Minimum Lot Area:** 3,000 square feet
 - B. The subdivision plat must**
 - clearly designate which lots are paired and
 - identify the outer lot lines of each pair.
 - C. Each lot can contain only one dwelling unit, and no dwelling unit may extend across a lot line.**
 - D. Detached houses are not permitted on individual lots within a designated pair.**
3. Duplexes on a Single Lot
 - A. Minimum Lot Area:** 6,000 square feet
 - B. Lots may be resubdivided into two separate lots, following the procedures in Sec. XXXX.**
 - C. After resubdivision:**
 - Each lot can have only one dwelling unit.
 - A detached house must not be built or maintained on an individual resubdivided lot.
 - Further resubdivision of these lots is prohibited.
4. Each unit of a duplex must have an individual meter for utilities.

2. Apartment buildings in the RDD-1 subdistrict that were lawfully constructed prior to the implementation of the subdistrict are permitted.

5. Detached Small-Lot (RDS) District

A. Purpose

The RDS district is intended to provide for the development of detached housing neighborhoods in a walkable, urban setting. Development standards help to ensure infill and redevelopment compatibility with existing neighborhoods, encourage quality housing design, and support a safe, livable environment for residents. Limited institutional and accessory uses may be permitted to complement residential living while maintaining neighborhood integrity. This district is divided into subdistricts to accommodate a range of housing types at a similar density.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the RDS district unless otherwise expressly stated:

| Description | RDS-1 Requirements | RDS-2 Requirements | RDS-3 Requirements | RDS-4 Requirements |
|-----------------------------|--------------------|--|--------------------|--------------------|
| Current District | RCD T1 SF-3 | RCD T1 SF-2 | RCD T1 Duplex | RCD T2 SF-1.5 |
| Maximum Dwelling Units | 1 per lot | 1 per lot, except as permitted by Section 2.5.C.5.D.3 | 2 per lot | 1 per lot |
| Minimum Lot Area | 3,000 square feet | 2,000 square feet | 3,000 square feet | 1,500 square feet |
| Minimum Lot Width | 40 feet | 25 feet | 40 feet | 25 feet |
| Maximum Lot Width | 65 feet | 50 feet | 70 feet | 50 feet |
| Minimum Lot Depth | None | None | None | None |
| Minimum Front Yard | 10 feet | 10 feet | 10 feet | 10 feet |
| Maximum Front Yard | 20 feet | 20 feet | 20 feet | 15 feet |
| Minimum Side Yard | | | | |
| Interior Side | 5 feet | 3 feet | 5 feet | 5 feet |
| Street Side | 10 feet | 10 feet | 10 feet | 5 feet |
| Maximum Side Yard | 10 feet | 10 feet | 10 feet | 10 feet |
| Minimum Rear Yard | 10 feet | 5 feet | 10 feet | None |
| Minimum Building Separation | 10 feet | 6 feet between dwellings, 10 feet for all other building types and accessory buildings | 10 feet | 10 feet |
| Maximum Height | 35 feet | 25 feet | 35 feet | 50 feet |
| Maximum Lot Coverage | 70% | 80% | 70% | 80% |
| Minimum Open Space | TBD | TBD | TBD | TBD |

D. Special District Requirements

1. Garages or off-street parking spaces for all housing types must be accessed from a mews street. The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater, in length.

2. Residential Transition Areas

In addition to the front, side, and rear yard requirements noted in Sec. XXXX, all buildings that exceed the maximum height permitted in any adjacent Residential or Mixed-Use Zoning District must be set back from the district boundary line of that District, as follows:

- A. When an alley is present on the neighboring property: at least two feet for every one foot of building height.
- B. When an alley is not present on the neighboring property: at least 15 feet plus two feet for every one foot of building height.

3. RDS-2 Shared Courts

Multiple detached houses may be constructed on a single lot in the RDS-2 subdistrict subject to the following standards:

- A. Houses must be clustered around a shared court, which must be at least 10% of the total lot area of the dwellings.
- B. A walkway at least five feet in width must be provided with access from each house to the fronting street.
- C. Front facades, including an entrance, must face the shared court. For each residential lot, frontage on the shared court is considered to meet the requirement for frontage on a public or private street.
- D. The lot must contain a minimum of four and a maximum of 10 detached houses.
- E. The overall minimum lot area of a Shared Court development is 2,000 square feet per house, calculated based on the entire development, including the shared court.
- F. The minimum lot width is increased to 225 feet.
- G. Of the required amount of shared court space, 75% of the shared court must have a minimum width of 40 feet.
- H. Of the required amount of shared court space, 75% must be centrally located.

6. Townhouse Neighborhood (RTN) District

A. Purpose

The RTN district is intended to provide for the development and preservation of townhouse and duplex neighborhoods typical throughout the community. This district promotes a balanced residential character while accommodating efficient land use and infrastructure. Development standards help to ensure infill and redevelopment compatibility with existing neighborhoods, encourage quality housing design, and support a safe, livable environment for residents. Limited institutional and accessory uses may be permitted to complement residential living while maintaining neighborhood integrity. This district is divided into subdistricts to accommodate a range of densities and subdivision patterns.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the RTN district unless otherwise expressly stated:

| Description | RTN-1 Requirements | RTN-2 Requirements |
|-----------------------------|---|---|
| Current District | 2F (divided by two) | SF-A |
| Maximum Dwelling Units | 1 per lot | 1 per lot |
| Minimum Lot Area | 4,000 square feet | 2,000 square feet |
| Minimum Lot Width | | |
| Interior Lot | 35 feet | 25 feet |
| Corner Lot | 35 feet | 30 feet |
| Minimum Lot Depth | 100 feet | 80 feet |
| Minimum Front Yard | 25 feet | 20 feet |
| Minimum Side Yard | | |
| Interior Side | 6.5 feet An interior side yard is not required when attached to another dwelling | 5 feet An interior side yard is not required when attached to another dwelling |
| Street Side | 15 feet | 10 feet |
| Minimum Rear Yard | 10 feet | 10 feet |
| Minimum Building Separation | 13 feet | 10 feet |
| Maximum Height | 35 feet | 35 feet |
| Maximum Lot Coverage | 45% | 65% |
| Minimum Open Space | TBD | TBD |

D. Special District Requirements

1. All townhouses and duplexes must comply with the following standards:
 - A. All dwellings must be developed and maintained as townhouses or duplexes.
 - B. Maximum townhouse building length: 200 feet.
 - C. The front yard setback may be 10 feet provided that:
 1. The driveway and garage are accessed from an alley; and
 2. The open yard area of either the rear or, for corner lots, the 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.
2. Duplexes
 - A. In the RTN-1 subdistrict, each dwelling may only be attached to one other dwelling.
 - B. Units in a duplex may be platted on separate adjacent lots, or may be platted on a single shared lot.
 - C. Duplex units on Separate Lots
 1. The subdivision plat must:
 - A. Clearly designate which lots are paired.
 - B. Identify the outer lot lines of each pair.
 2. Each lot can contain only one dwelling unit, and no dwelling unit may extend across a lot line.
 3. Detached houses are not permitted on individual lots within a designated pair.
 - D. Duplex units on a single lot are only permitted in the RTN-1 subdistrict, subject to the following standards:
 1. Minimum Lot Size: 8,000 square feet.
 2. Maximum Dwelling Units: 2 per lot
 3. Lots may be resubdivided into two separate lots, following the procedures in Sec. XXXX. Platting/Replat.
 4. After resubdivision:
 - A. Each lot can have only one dwelling unit.
 - B. No detached house may be built or maintained on an individual resubdivided lot.
 - C. Further resubdivision of these lots is prohibited.
 - E. Each unit of a duplex must have an individual meter for utilities.

7. Townhouse Small-Lot (RTS) District

A. Purpose

The RTS district is intended to provide for the development of townhouse and duplex neighborhoods in a walkable, urban setting. Development standards help to ensure infill and redevelopment compatibility with existing neighborhoods, encourage quality housing design, and support a safe, livable environment for residents. Limited institutional and accessory uses may be permitted to complement residential living while maintaining neighborhood integrity. This district is divided into subdistricts to accommodate a range of densities and subdivision patterns.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the RTS district unless otherwise expressly stated:

| Description | RTS-1 Requirements | RTS-2 Requirements | RTS-3 Requirements |
|-----------------------------|---|---|--|
| Current District | RCD T2 TH | RCD T2 Stacked TH | UMU |
| Maximum Dwelling Units | 1 per lot | 2 per lot | 1 per lot |
| Minimum Lot Area | 1,200 square feet | 1,200 square feet | 700 square feet |
| Minimum Lot Width | 20 feet | 20 feet | 20 feet |
| Maximum Lot Width | 45 feet | 50 feet | None |
| Minimum Lot Depth | None | None | 35 feet |
| Minimum Front Yard | 10 feet | 10 feet | None |
| Maximum Front Yard | 20 feet | 20 feet | 75% of the building face must be within 10 feet of the property line or easement line, if present. |
| Minimum Side Yard | | | |
| Interior Side | 5 feet An interior side yard is not required when attached to another dwelling | 5 feet An interior side yard is not required when attached to another dwelling | 5 feet An interior side yard is not required when attached to another dwelling |
| Street Side | 10 feet | 10 feet | None |
| Maximum Side Yard | | | |
| Interior Side | 10 feet | 10 feet | Same as front |
| Street Side | 20 feet | 20 feet | Same as front |
| Minimum Rear Yard | None | None | None |
| Minimum Building Separation | 10 feet | 10 feet | 10 feet |
| Maximum Height | 50 feet | 50 feet | 50 feet |
| Maximum Lot Coverage | 80% | 80% | 100% |

| Description | RTS-1 Requirements | RTS-2 Requirements | RTS-3 Requirements |
|--------------------|--------------------|--------------------|--------------------|
| Minimum Open Space | TBD | TBD | TBD |

D. Special District Requirements

1. Garages or off-street parking spaces for all housing types must be accessed from a mews street. The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length.
2. Architectural or design features such as building articulation, height off-sets, accent lines, dormers, cornices, or arches must be provided to distinguish dwellings on separate lots.
3. Maximum Townhouse Building Length: 200 feet.
4. Dwellings in the RTS-2 subdistrict must be stacked vertically. Each dwelling must have an individual, ground-level entrance with access to a sidewalk.
5. Residential Transition Areas

Note: Revisit with Module 4 (residential adjacency).

In addition to the front, side, and rear yard requirements noted in [Section 2.5.C.7.C](#) above, all buildings must be set back from the district boundary line of the nearest Residential Zoning District, as follows:

- A. When an alley is present on the neighboring property: at least two feet for every one foot of building height.
- B. When an alley is not present on the neighboring property: at least 15 feet plus two feet for every one foot of building height.
- C. This minimum setback may be reduced to a setback of 20 feet when the nearest Residential Zoning District allows a maximum height greater than 35 feet.

8. Apartment Low-Rise (RAL) District

A. Purpose

The RAL district is intended to provide for the development and preservation of garden apartment neighborhoods strategically located and well-integrated into the surrounding community. This district promotes a balanced residential character while accommodating efficient land use and infrastructure. Developments should be located in areas that align with the city’s long-term land use vision, where infrastructure and services can support higher-density housing. The district is envisioned as primarily residential uses focused on sustaining a high quality of life through well-maintained infrastructure, housing, and open space.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the RAL district unless otherwise expressly stated:

| Description | Requirements |
|---------------------------------|-------------------|
| Current District | MF-1, MF-2, MF-3 |
| Minimum Lot Area | 8,400 square feet |
| Minimum Lot Width | 70 feet |
| Minimum Lot Depth | 120 feet |
| Minimum Front Yard | 25 feet |
| Minimum Side Yard | |
| Building Height 20 Feet or Less | 15 feet |
| Building Height Over 20 Feet | 25 feet |
| Minimum Rear Yard | |
| Building Height 20 Feet or Less | 15 feet |
| Building Height Over 20 Feet | 25 feet |
| Maximum Height | 45 feet |
| Maximum Lot Coverage | None |

D. Special District Requirements

1. Building Massing and Separation

| Building Orientation | Distance |
|--|-----------------|
| Face to face ⁽¹⁾ | 30 feet |
| Face to end ⁽²⁾ | 20 feet |
| Corner to corner | 15 feet |
| Angled corner to face (60- to 90-degree angle) | 20 feet |
| Courtyard -- face to face ⁽³⁾ | 30 feet |
| End to end | 15 feet |

A. Minimum separations between apartment buildings on the same lot are as follows:

⁽¹⁾ Face: Exterior plane of a building that is 60 feet in length or greater.

⁽²⁾ End: A secondary exterior plane of a building that is less than 60 feet in length.

⁽³⁾ No balcony or canopy may extend into such courtyard area for a distance greater than 5 feet.

B. The minimum setback from the zoning district boundary for an apartment building adjacent to land proposed (as shown on an approved concept plan or preliminary site plan), developed, or zoned for detached houses, duplexes, or townhouses is as follows:

| Building Height | Setback |
|------------------------|----------------|
| Less than 20 feet | 20 feet |
| Taller than 20 feet | 25 feet |

2. Detached House, Duplex, and Townhouse Development

A. Lots in the RAL district may be developed as detached houses, duplexes, or townhouses subject to the requirements in Section 2.XXXX.

Note: Revisit with Module 4 (residential adjacency).

D. Mixed-Use Zoning Districts

1. The Mixed-Use Districts

The City’s districts intended to accommodate an integrated mix of uses are listed below. When this UDC refers to “Mixed-Use Zoning Districts,” it is referring to these districts.

| Symbol/Abbreviation | District Name | Section |
|----------------------------|--------------------------------|----------------------------------|
| MNC | Neighborhood Commercial | Section 2.5.D.2 |
| MNE | Neighborhood Employment | Section 2.5.D.3 |
| MLC | Light Commercial | Section 2.5.D.4 |
| MCC | Corridor Commercial | Section 2.5.D.5 |
| MGE | General Employment | Section 2.5.D.6 |
| MRC | Regional Commercial | Section 2.5.D.7 |
| MRE | Regional Employment | Section 2.5.D.8 |
| MLG | Legacy Core | Section 2.5.D.9 |
| MLE | Legacy Employment | Section 2.5.D.10 |
| MDT | Downtown | Section 2.5.D.11 |
| MRT | Research/Technology Employment | Section 2.5.D.12 |
| MIE | Industrial Employment | Section 2.5.D.13 |

Note: All street, sign, parking, open space, governance, and design standards will be addressed in future Modules.

2. Neighborhood Commercial (MNC) District

A. Purpose

The MNC district is primarily intended to provide areas for the retail sales of goods and services, including convenience stores and shopping centers. Low-rise residential and mixed-use development is appropriate at a neighborhood scale.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the MNC district unless otherwise expressly stated:

| Description | Nonresidential Requirements | Apartment and Mixed-use Residential Requirements |
|----------------------|--|--|
| Current District | R | R |
| Minimum Lot Area | None | None |
| Minimum Lot Width | None | None |
| Minimum Lot Depth | None | None |
| Minimum Front Yard | 50 feet | 25 feet |
| Minimum Side Yard | | |
| Interior Lot | None | None |
| Street Side | 50 feet | 25 feet |
| Minimum Rear Yard | None, or 10 feet where no alley abuts the rear property line | None, or 10 feet where no alley abuts the rear property line |
| Maximum Height | 35 feet | 45 feet |
| Maximum Lot Coverage | 50% | None |
| Minimum Open Space | TBD | None |

D. Special District Requirements

1. Detached House, Duplex, and Townhouse Development

- A.** Lots in the MNC district may be developed as detached houses, duplexes, or townhouses subject to the requirements in Section 2. **XXXX**.

3. Neighborhood Employment (MNE) District

A. Purpose

The MNE district is intended to provide for low-rise, garden-type office development providing professional, medical, and other office services to residents in adjacent neighborhoods. MNE districts have principal access to major thoroughfares and may serve as an area of transition between residential and high-intensity nonresidential uses. Low-rise residential and mixed-use development is appropriate at a neighborhood scale.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional requirements apply to all development in the MNE district unless otherwise expressly stated:

| Description | Nonresidential Requirements | Apartment and Mixed-use Residential Requirements |
|----------------------|--|--|
| Current District | O-1 | O-1 |
| Minimum Lot Area | None | None |
| Minimum Lot Width | None | None |
| Minimum Lot Depth | None | None |
| Minimum Front Yard | 50 feet | 25 feet |
| Minimum Side Yard | | |
| Interior Lot | None | None |
| Street Side | 50 feet | 25 feet |
| Minimum Rear Yard | None, or 10 feet where no alley abuts the rear property line | None, or 10 feet where no alley abuts the rear property line |
| Maximum Height | 35 feet | 45 feet |
| Maximum Lot Coverage | 30% | None |
| Minimum Open Space | TBD | None |

D. Special District Requirements

1. Detached House, Duplex, and Townhouse Development

Lots in the MNE district may be developed as detached houses, duplexes, or townhouses subject to the requirements in Section 2.XXXX.

4. Light Commercial (MLC) District

A. Purpose

The MLC district is intended to provide for a wide array of retail, office, service, and residential uses to meet the needs of local residents and businesses. Some vehicle-related uses and limited assembly, which address local service and employment opportunities, may also be included in the MLC district.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the MLC district unless otherwise expressly stated:

| Description | Nonresidential Requirements | Apartment and Mixed-use Residential Requirements |
|----------------------|--|--|
| Current District | LC | LC |
| Minimum Lot Area | None | None |
| Minimum Lot Width | None | None |
| Minimum Lot Depth | None | None |
| Minimum Front Yard | 50 feet | 25 feet |
| Minimum Side Yard | | |
| Interior Lot | None | None |
| Street Side | 50 feet | 25 feet |
| Minimum Rear Yard | None, or 10 feet where no alley abuts the rear property line | None, or 10 feet where no alley abuts the rear property line |
| Maximum Height | 35 feet | 45 feet |
| Maximum Lot Coverage | 50% | None |
| Minimum Open Space | TBD | None |

5. Corridor Commercial (MCC) District

A. Purpose

The MCC district is intended to provide for retail, service, office, residential, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways.

B. Uses

See [Section 2.6.B. Use Chart](#)

C. Dimensional Standards

The following dimensional standards apply to all development in the MCC district unless otherwise expressly stated:

| Description | Nonresidential Requirements | Apartment and Mixed-use Residential Requirements |
|----------------------|---|---|
| Current District | CC | CC |
| Minimum Lot Area | None | None |
| Minimum Lot Width | None | None |
| Minimum Lot Depth | None | None |
| Minimum Front Yard | 50 feet | 25 feet |
| Minimum Side Yard | | |
| Interior Lot | None | None |
| Street Side | 50 feet | 25 feet |
| Minimum Rear Yard | None, or 10 feet where no alley abuts the property line | None, or 10 feet where no alley abuts the property line |
| Minimum Height | None | 45 feet |
| Maximum Height | 325 feet | 325 feet |
| Maximum Lot Coverage | 50%, 70% if structured parking is included | None |
| Minimum Open Space | TBD | None |

A. Special District Requirements

1. Apartment and mixed-use residential buildings below the minimum required height lawfully constructed prior to September 1, 2025, are permitted as conforming structures.

6. General Employment (MGE) District

A. Purpose

The MGE district is intended to allow for a variety of low-, mid-, and high-rise developments providing for professional, financial, medical, and administrative offices; mid- and high-rise apartment and mixed-use residential developments; and limited low-rise residential developments in specific circumstances.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the MGE district unless otherwise expressly stated:

| Description | Nonresidential Requirements | Apartment and Mixed-use Residential Requirements |
|----------------------|--|--|
| Current District | O-2 | O-2 |
| Minimum Lot Area | None | None |
| Minimum Lot Width | None | None |
| Minimum Lot Depth | None | None |
| Minimum Front Yard | 50 feet | 25 feet |
| Minimum Side Yard | | |
| Interior Lot | None | None |
| Street Side | 50 feet | 25 feet |
| Minimum Rear Yard | None, or 10 feet where no alley abuts the rear property line | None, or 10 feet where no alley abuts the rear property line |
| Minimum Height | None | 75 feet |
| Maximum Height | None | None |
| Maximum Lot Coverage | 50% | None |
| Minimum Open Space | TBD | None |

D. Special District Requirements

1. Independent Living Facilities

Apartment and mixed-use residential buildings containing Independent Living Residences below the minimum required height constructed prior to February 27, 2023, and proposed apartment and mixed-use residential buildings containing Independent Living Residence projects vested under Chapter 245 of the Local Government Code prior to February 27, 2023, are permitted as conforming structures.

2. Detached House, Duplex, and Townhouse Development

Lots in the MGE district may be developed as detached houses, duplexes, or townhouses subject to the requirements in Section 2.XXXX.

7. Regional Commercial (MRC) District

A. Purpose

The MRC district is intended for use in conjunction with an MRE district in high-visibility locations which are of regional cultural importance to the community due to its significance for generating economic investment. The district generally provides for retail, service, and residential uses at appropriate nodes within the corridor of specified expressways serving Plano and surrounding communities, in addition to office and limited manufacturing uses.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the MRC district unless otherwise expressly stated:

| Description | Nonresidential Requirements | Apartment and Mixed-use Residential Requirements |
|--------------------|-----------------------------------|--|
| Current District | RC | RC |
| Minimum Lot Area | None | None |
| Minimum Lot Width | None | None |
| Minimum Lot Depth | None | None |
| Minimum Front Yard | 50 feet | 25 feet |
| Minimum Side Yard | | |
| Interior Lot | None | None |
| Street Side | 50 feet | 25 feet |
| Minimum Rear Yard | None | None |
| Maximum Height | 325 feet, except as limited below | 325 feet, except as limited below |

| Description | Nonresidential Requirements | Apartment and Mixed-use Residential Requirements |
|--|--|--|
| <p>Additional Height Requirements (measured from the nearest Residential Zoning District boundary)</p> <p>Note: Revisit with Module 4 (residential adjacency).</p> | <p>A minimum setback of 50 feet as measured from the property line or 3 times the height, minus 30 feet, is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure, or accessory building, at a certain setback, would be equal to one-third the setback plus 10 feet.</p> <p>A maximum height of 140 feet is required for a distance of 1,000 feet from the nearest Residential Zoning District boundary line.</p> <p>Beyond 1,000 feet, the setback is increased at a rate of one time the height of that portion above 140 feet up to 325 feet in height.</p> <p>See Sec. XXXX for an illustration of these residential setback slope requirements.</p> | <p>A minimum setback of 25 feet as measured from the property line or 3 times the height, minus 30 feet, is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure, or accessory building, at a certain setback, would be equal to one-third the setback plus 10 feet.</p> <p>A maximum height of 140 feet is required for a distance of 1,000 feet from the nearest Residential Zoning District boundary line.</p> <p>Beyond 1,000 feet, the setback is increased at a rate of one time the height of that portion above 140 feet up to 325 feet in height.</p> <p>See Sec. XXXX for an illustration of these residential setback slope requirements.</p> |
| <p>Maximum Lot Coverage</p> | <p>50%, 70% if structured parking facilities are included</p> | <p>None</p> |
| <p>Minimum Open Space</p> | <p>TBD</p> | <p>None</p> |

[remainder of page intentionally left blank]

8. Regional Employment (MRE) District

A. Purpose

The MRE district is intended for office, residential, and limited manufacturing uses in highly visible locations. These locations are important to the community because they drive economic investment and align with the regional significance of certain expressways serving Plano and surrounding areas. Some retail uses may also be appropriate when developed in conjunction with the primary uses.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the MRE district unless otherwise expressly stated:

| Description | Nonresidential Requirements | Apartment and Mixed-use Residential Requirements |
|---|---|---|
| Current District | RE | RE |
| Minimum Lot Area | None | None |
| Minimum Lot Width | None | None |
| Minimum Lot Depth | None | None |
| Minimum Front Yard | 50 feet | 25 feet |
| Minimum Side Yard | | |
| Interior Lot | None | None |
| Street Side | 50 feet | 25 feet |
| Minimum Rear Yard | None | None |
| Minimum Height | None | 75 feet |
| Maximum Height | 325 feet, except as limited below | 325 feet, except as limited below |
| Additional Height Requirements (measured from the nearest Residential Zoning District boundary) | <p>A minimum setback of 50 feet or 3 times the height, minus 30 feet is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure or accessory building, at a certain setback, would be equal to one-third the setback plus 10 feet.</p> <p>A maximum height of 140 feet is required for a distance of 1,000 feet from the nearest Residential Zoning District boundary line.</p> <p>Beyond 1,000 feet, the setback is increased at a rate of one time the height of that portion above 140 feet up to 325 feet.</p> <p>See Sec. XXXX for an illustration of these residential setback slope requirements.</p> | <p>A minimum setback of 25 feet or 3 times the height, minus 30 feet is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure or accessory building, at a certain setback, would be equal to one-third the setback plus 10 feet.</p> <p>A maximum height of 140 feet is required for a distance of 1,000 feet from the nearest Residential Zoning District boundary line.</p> <p>Beyond 1,000 feet, the setback is increased at a rate of one time the height of that portion above 140 feet up to 325 feet.</p> <p>See Sec. XXXX for an illustration of these residential setback slope requirements.</p> |

Note: Revisit with Module 4 (residential adjacency).

| Description | Nonresidential Requirements | Apartment and Mixed-use Residential Requirements |
|----------------------|--|---|
| Maximum Lot Coverage | 50%, 70% if structured parking facilities are included | None |
| Minimum Open Space | TBD | None |

[remainder of page intentionally left blank]

9. Legacy Core (MLG) District

A. Purpose

The MLG district is intended to cultivate large-scale, dynamic, mixed-use environments that seamlessly blend commercial, residential, and recreational uses. This district aims to create pedestrian-friendly areas that serve as focal points for community interaction and economic vitality. Developments within this district should be strategically located to enhance connectivity with adjacent neighborhoods and transportation systems, ensuring accessibility and integration. Emphasis on high-quality design, infrastructure, and maintenance is desired to uphold the district's unique urban character and long-term appeal.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the MLG district unless otherwise expressly stated:

| Description | Nonresidential Requirements | Apartment and Mixed-use Residential Requirements |
|----------------------|--|--|
| Current District | CB-1 | CB-1 |
| Minimum Lot Area | None | None |
| Minimum Lot Width | None | None |
| Minimum Lot Depth | None | None |
| Minimum Front Yard | None | None |
| Minimum Side Yard | None | None |
| Minimum Rear Yard | None, or 10 feet where no alley abuts the rear property line | None |
| Minimum Height | None | 75 feet |
| Maximum Height | None | None |
| Maximum Lot Coverage | None | None |
| Minimum Open Space | TBD | None |

D. Special District Requirements

1. Apartment and mixed-use residential buildings below the minimum required height lawfully constructed prior to September 1, 2025, are permitted as conforming structures.
2. Detached House, Duplex, and Townhouse Development

Lots in the MLG district may be developed as detached houses, duplexes, or townhouses subject to the requirements in Section 2.XXXX.

10. Legacy Employment (MLE) District

A. Purpose

The MLE district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, residential, and light manufacturing uses. The major focus of the MLE district is corporate headquarters and research facilities arranged in a campus-like setting.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the MLE district unless otherwise expressly stated:

| Description | Nonresidential Requirements | Apartment and Mixed-use Residential Requirements |
|--|--|--|
| Current District | CE | CE |
| Minimum Lot Area | None | None |
| Minimum Lot Width | None | None |
| Minimum Lot Depth | None | None |
| Minimum Front Yard | 50 feet | 25 feet |
| Minimum Side Yard | | |
| Interior Lot | None | None |
| Street Side | 50 feet | 25 feet |
| Minimum Rear Yard | None, or 10 feet where no alley abuts the rear property line | None, or 10 feet where no alley abuts the rear property line |
| Minimum Height | None | 120 feet |
| Maximum Height | | |
| Where adjacent to a residential zoning district | | |
| 0 - 400 feet setback | 30 feet | See Sec. 2.5.X |
| 401 - 600 feet setback | 60 feet | See Sec. 2.5.X |
| 601 - 800 feet setback | 90 feet | See Sec. 2.5.X |
| More than 800 feet setback | No restriction, except as provided for under Sec. 2.5.X | No restriction, except as provided for under Sec. 2.5.X |
| Where adjacent to a residential zoning district but separated by a Type B or higher thoroughfare | | |
| 0 - 600 feet setback | 60 feet | See Sec. 2.5.X |
| 601 - 800 feet setback | 90 feet | See Sec. 2.5.X |
| More than 800 feet setback | No restriction, except as provided for under Sec. 2.5.X | No restriction, except as provided for under Sec. 2.5.X |
| Maximum Lot Coverage | 50% | None |
| Minimum Open Space | TBD | None |

Note: Revisit with Module 4 (residential adjacency).

D. Special District Requirements

1. No required parking can be located in the first 20 feet of the front yard.

2. Residential Development

A. Apartment and mixed-use residential buildings below the minimum required height lawfully constructed prior to February 27, 2023, and proposed apartment and mixed-use residential buildings vested under Chapter 245 of the Local Government Code prior to February 27, 2023, are permitted as conforming structures.

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11. Downtown (MDT) District

A. Purpose

The MDT district is intended to serve as a pedestrian-oriented center for retail, office, governmental, cultural, entertainment, and residential uses. It aspires to ensure that development, redevelopment, and renovation within the district are consistent with the historical character of Plano’s original business district and the surrounding area. The standards of this district apply to specific characteristics of Plano’s downtown area and are not appropriate for other locations and districts. The MDT district provides transit-oriented development in proximity to rail transit stations, redevelopment and revitalization of the K Avenue and 14th Street corridors, and intends to preserve and complement the area’s historic structures and character.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the MDT district unless otherwise expressly stated:

| Description | Nonresidential, Apartment, and Mixed-use Residential Requirements | Detached House and Townhouse Requirements |
|---|---|---|
| Current District | BG | BG |
| Minimum Lot Area | None | 700 square feet |
| Minimum Lot Width | None | Detached House: 26 feet Townhouse: 20 feet |
| Minimum Lot Depth | None | 35 feet |
| Minimum Front Yard | See Section 1.1.A.1.A.1. Shy Zone Setbacks | See Section 2.2.D.4.D.1. Shy Zone Setbacks |
| Minimum Side Yard | | |
| Interior Lot | None | 3 feet An interior side yard is not required when attached to another dwelling |
| Street Side | Same as front | Same as front |
| Minimum Rear Yard | None | None |
| Additional Minimum Setback Requirements (measured from the nearest Residential Zoning District boundary): | | |
| Building Height 35 Feet or Less | Nonresidential: 50 feet Apartment and Mixed-use Residential: 25 feet | Same as applicable side or rear yard |

Note: Revisit with Module 4 (residential adjacency).

| Description | Nonresidential, Apartment, and Mixed-use Residential Requirements | Detached House and Townhouse Requirements |
|------------------------------|---|---|
| Building Height Over 35 Feet | Nonresidential: 200 feet, except when separated by a street and/or public way designated as Downtown Couplet or Gateway Corridor on the Thoroughfare Plan Map and/or a railroad or transit right-of-way. In such cases, the setback must be at least 50 feet. Apartment and Mixed-use Residential: 25 feet | Same as applicable side or rear yard |
| Maximum Height | 50 feet An additional 12 feet in height is permitted for apartments above one story of nonresidential or flex ⁽¹⁾ space, or one at-grade story of structured parking. | 50 feet |
| Maximum Lot Coverage | None | None |
| Minimum Open Space | Nonresidential: TBD Apartment and Mixed-use Residential: None | TBD |

⁽¹⁾ Flex space units may be occupied by a residential use, a nonresidential use, or both. Flex space units must have an individual exterior entrance and a minimum floor-to-ceiling separation of 14 feet. A flex-space unit must be constructed to accommodate nonresidential uses and may not be modified to prevent nonresidential occupancy.

D. Special District Requirements

1. Shy Zone Setbacks

The MDT district utilizes a “Shy Zone” approach to front yard setbacks. The shy zone functions like a traditional setback, except that it allows for encroachments of certain architectural and site design elements that enhance the streetscape and provide visual interest to buildings. Shy zones are based on the planned rights-of-way in the Street Design Standards and Thoroughfare Plan Map, rather than property lines. Shy zones are located on private property and not in rights-of-way or street easements. Shy zones must conform to the following criteria:

- A.** Shy zones are be measured from the outside edge of the cross-sections listed in the Street Design Standards (See [Figure 2.5-1. Shy Zone Example](#)). Shy zones vary by street type as follows:

| Street Classification | Shy Zone |
|----------------------------------|----------|
| Downtown Couplet | 4 feet |
| Gateway Corridors | 4 feet |
| Mixed-Use Local Streets | 3 feet |
| Residential Local Streets | 10 feet |
| Mews Streets and Special Streets | 3 feet |
| Unspecified Streets | 4 feet |

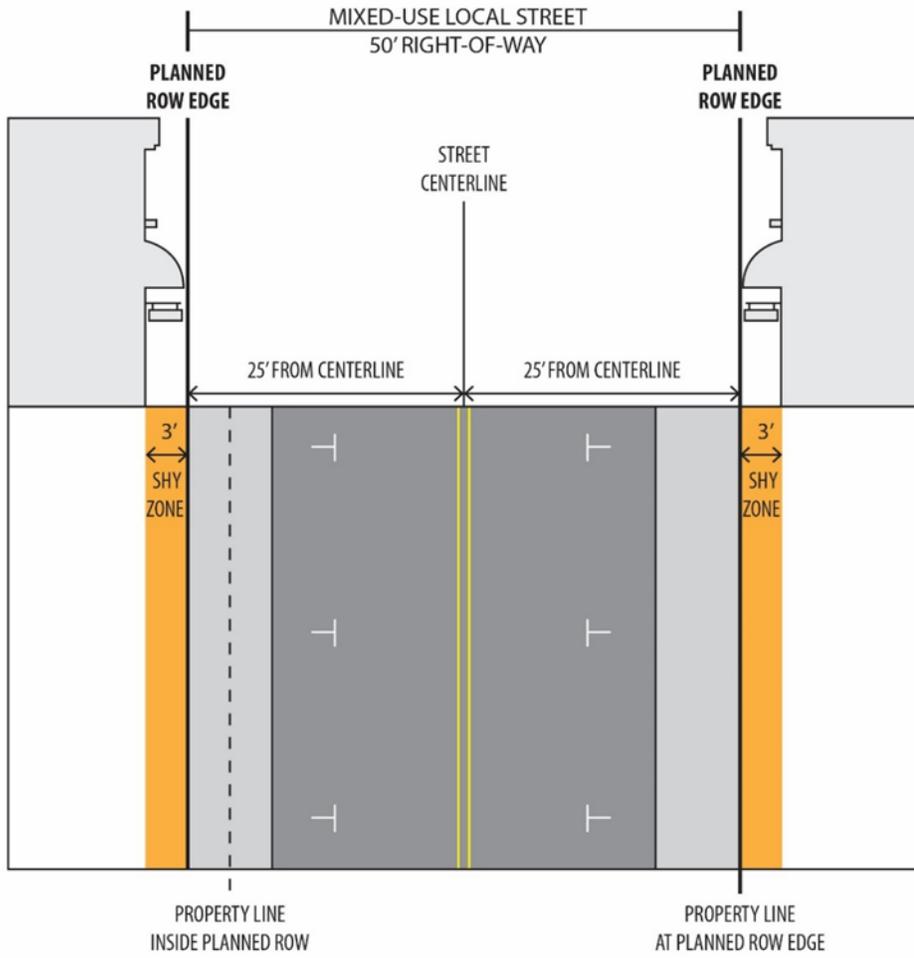


Figure 2.5-1. Shy Zone Example

- B. Where the planned right-of-way varies from the standard cross-sections provided in the Street Design Standards due to the provision of angled parking; wider travel lanes, green zones, or sidewalks; fire lane requirements; or other authorized variations, the shy zone is measured from the outside edge of planned right-of-way inclusive of such variations. See [Figure 2.5-2. Shy Zone Example \(Varied Right-of-Way\)](#).

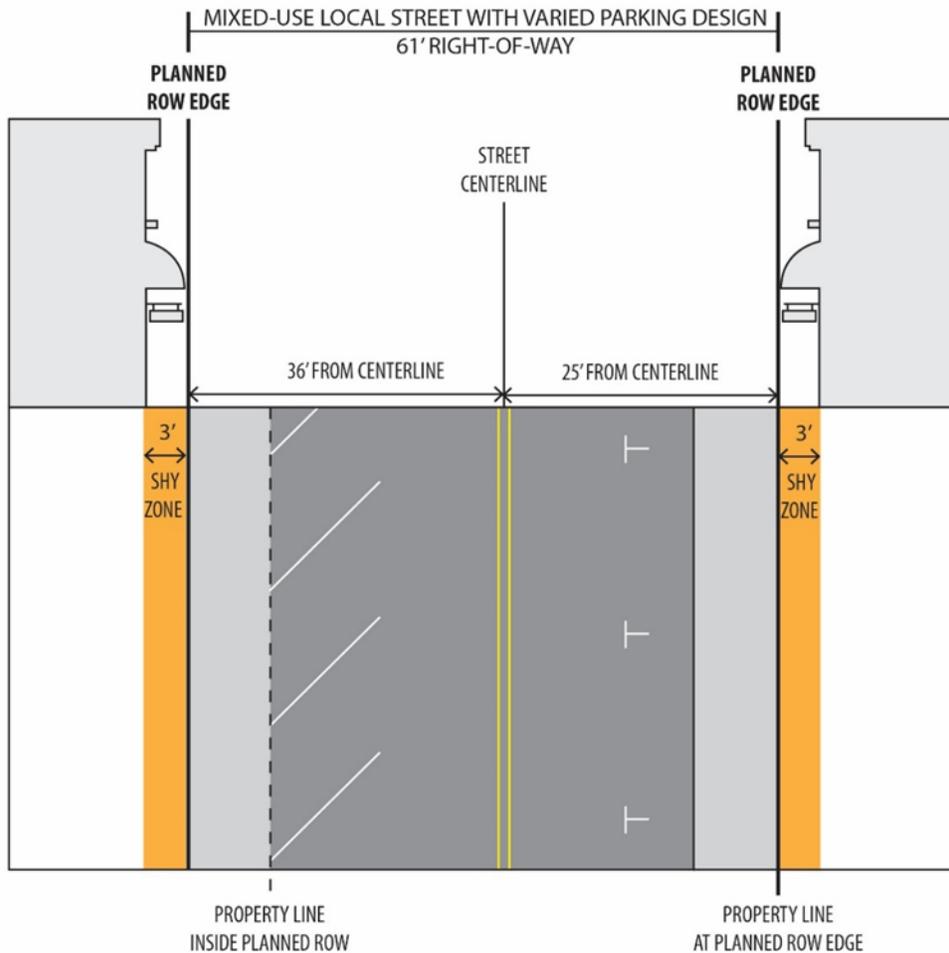


Figure 2.5-2. Shy Zone Example (Varied Right-of-Way)

- C. At least two-thirds of the front façade of the building must fall within 10 feet of the shy zone setback unless restricted by easements. Where easements are present, at least two-thirds of the front façade of the building must be built to the easement line.
- D. Architectural and site design features such as sidewalks, patios, porches, stoops, balconies, awnings, outdoor seating, foundation plantings, planter boxes, ornamental trees, signs, light fixtures, leader heads and downspouts, roof overhangs, and accessibility ramps may encroach within the shy zone.
- E. For apartment, mixed-use residential, and nonresidential buildings, architectural design features used to provide building articulation may encroach up to one foot into the shy zone. These encroachments are limited to a total of no more than 50% of the front façade (where the shy zone is 3 feet, up to 1 foot is allowed in shy zone).

12. Research/Technology Employment (MRT) District

A. Purpose

The MRT district is intended to create a low-density employment center consisting of offices, research and development facilities, and limited assembly operations, as well as mid- and high-rise residential developments. MRT districts should generally accommodate several users in a campus environment.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the MRT district unless otherwise expressly stated:

| Description | Nonresidential Requirements | Apartment and Mixed-use Residential Requirements |
|---|---|---|
| Current District | RT | RT |
| Minimum District Size | 25 contiguous acres | 25 contiguous acres |
| Minimum Lot Area | None | None |
| Minimum Lot Width | None | None |
| Minimum Lot Depth | None | None |
| Minimum Front Yard | 50 feet | 25 feet |
| Minimum Side Yard | 30 feet | 25 feet |
| Minimum Rear Yard | 30 feet | 25 feet |
| Minimum Height | None | 120 feet |
| Maximum Height | 325 feet | 325 feet |
| Additional Height Requirements (measured from the nearest Residential Zoning District boundary) Note: Revisit with Module 4 (residential adjacency). | A minimum setback of 3 times the height up to a maximum height of 8 stories or 140 feet, whichever is more restrictive, for a minimum distance of 1,000 feet. Beyond 1,000 feet, the setback must be increased at one time the height above 140 feet up to 200 feet in height. | A minimum setback of 3 times the height up to a maximum height of 8 stories or 140 feet, whichever is more restrictive, for a minimum distance of 1,000 feet. Beyond 1,000 feet, the setback must be increased at one time the height above 140 feet up to 200 feet in height. |
| Maximum Lot Coverage | 45%, 60% if structured parking is included | None |
| Minimum Open Space | TBD | None |

D. Special District Requirements

1. Retail and Service Uses

- A.** Retail and Service uses with the accompanying note “XXXX” in Sec. XXXX may not occupy more than 10% of the gross floor area of a building unless the building and the designated location and amount of such uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed 10% of the combined floor area of all constructed buildings.

- B. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.
- C. A freestanding (sole use and occupant) Restaurant is permitted as part of the 10% allowance described above if it has a minimum of 5,000 square feet of gross floor area. For the purpose of interpreting this provision, "Gross Floor Area" means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating two buildings, but excludes any space where the floor-to-ceiling height is less than 6 feet and all patios, balconies, and parking facilities.

2. Office (Showroom/Warehouse) and Warehouse/Distribution Center Uses

- A. An Office (Showroom/Warehouse) use is permitted in an MRT district only when the first floor of the building housing the use does not exceed 100,000 square feet of gross floor area.
 - 1. Existing Office (Showroom/Warehouse) and Warehouse/Distribution Center developments with a valid site plan for the use approved prior to October 12, 1998, are exempt from this requirement.
 - 2. Existing uses not permitted by right in an MRT district, except for Warehouse/Distribution Center, and uses proposed on a valid site plan approved prior to October 12, 1998, are not exempted from the above building size requirement when they contain a warehouse component.
 - 3. For a use within a development as described in which more than 70% of its gross floor area is devoted to warehousing, the period of time that the structure is vacant between tenants is not deemed an intentional abandonment of the nonconforming use as described in Sec. XXXX.
 - 4. Any existing development with a valid site plan approved prior to October 12, 1998, is exempted from the Dimensional, Off-Street Parking and Loading, and Landscaping requirements specified for MRT districts, and the preceding standards apply except for Sec. XXXX regarding loading areas.
 - 5. Notwithstanding Sec. XXXX, if such a development is destroyed or partially destroyed, it may be reconstructed but not expanded.
- B. Warehousing is allowed as an accessory use to Industrial (Light-Intensity) use and is not subject to the maximum percentage requirements in [Section 2.5.D.12.D.2.A](#) above.

13. Industrial Employment (MIE) District

A. Purpose

The MIE district is intended to provide areas for manufacturing, processing, assembling, warehousing, research and development, and related services. Developments within this district should adhere to performance standards ensuring compatibility with surrounding areas. This district generally, but not exclusively, aligns with the City's vision for Employment Centers, fostering business hubs that generate diverse employment opportunities and contribute to Plano's economic vitality. Multifamily and mixed-use residential development may be appropriate in certain locations.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the MIE district unless otherwise expressly stated:

| Description | Nonresidential Requirements | Apartment and Mixed-use Residential Requirements |
|----------------------|---|---|
| Current District | LI-1, LI-2 | LI-1, LI-2 |
| Minimum Lot Area | None | None |
| Minimum Lot Width | None | None |
| Minimum Lot Depth | None | None |
| Minimum Front Yard | When fronting to a Type F or smaller thoroughfare: 30 feet Elsewhere: 50 feet | 25 feet |
| Minimum Side Yard | | |
| Interior Lot | None | None |
| Street Side | Same as front yard | 25 feet |
| Minimum Rear Yard | None, or 10 feet where no alley abuts rear lot line | None, or 10 feet where no alley abuts rear lot line |
| Minimum Height | None | 25 feet within 50 feet of the front property line 75 feet elsewhere |
| Maximum Height | None Building height is limited to 45 feet within 50 feet of the front property line | None Building height is limited to 45 feet within 50 feet of the front property line |
| Maximum Lot Coverage | 50% | None |
| Minimum Open Space | TBD | None |

E. Community Design Zoning Districts

1. The Community Design Districts

The City’s zoning districts intended for the comprehensive planning and development of a neighborhood or community. When this UDC refers to “Community Design Zoning Districts,” it is referring to these districts.

| Symbol/Abbreviation | District Name | Section |
|----------------------------|---------------------------------|---------------------------------|
| CNR | Neighborhood Residential Design | Section 2.5.E.2 |
| CNB | Neighborhood Business Design | Section 2.5.E.3 |
| CMC | Mixed-Use Community Design | Section 2.5.E.4 |

Note: All street, sign, parking, open space, governance, and design standards will be addressed in future Modules.

2. Neighborhood Residential Design (CNR) District

A. Purpose

The CNR district is intended to provide for small lot residential development integrated into the existing built environment. The district aspires to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. The district is appropriate primarily for undeveloped properties and redevelopment of retail or commercial corners, redevelopment of commercial corridors in transit-oriented development areas, or when implementing a small area plan. The standards are intended to ensure compatibility between the district and surrounding residential neighborhoods.

B. Uses

1. See [Section 2.6.B. Use Chart](#).
2. Apartment buildings are only permitted on lots that meet the dimensional requirements in [Section 2.5.E.2.D.3](#) and are shown as Tier Three Small-scale Apartments on the adopted development plan.

C. Housing Types Requirement

1. If a housing type is provided, it must account for at least 10% of the total units in the district.
2. The required mix of housing types is determined by the number of dwelling units provided within the district as shown below.

| Regulation | Dwelling Units Provided | | |
|--------------------------------------|----------------------------|----------------------------|----------------------------------|
| | 50 Units or Less | 51-100 Units | Over 100 Units |
| Current District | RCD | | |
| Minimum District Size ⁽¹⁾ | 5 acres | 5 acres | 10 acres |
| Minimum Housing Types Required | 1 | 2 | 3 |
| Tier One Units | Minimum 50% of total units | Minimum 50% of total units | Minimum 50% of total units |
| Tier Two Units | Permitted | Permitted | Permitted |
| Tier Three Units | Not permitted | Not permitted | Cannot exceed 25% of total units |

⁽¹⁾ Minimum district size may be reduced if the City Council finds that the establishment of the district is required to implement the Comprehensive Plan or related study.

| Housing Types | | |
|--|---|-----------------------|
| Tier One | Tier Two | Tier Three |
| Detached House Type A Detached House Type B Duplex | Detached House Type C Townhouse Attached Duplex | Small-scale Apartment |

D. Dimensional Requirements for Housing Types

The following dimensional requirements apply to all residential lots in the CNR district unless otherwise expressly stated:

1. Tier One Housing Types

Tier One housing types consist of detached houses and duplexes characterized by a lower density and modest scale. Of the three tiers, Tier One is the most appropriate for adjacency to existing traditional residential neighborhoods outside of an CNR district.

A. Tier One: Detached House Type A

1. Description

Detached house on an individual lot.

2. Dimensional Requirements

| Description | Requirements |
|-----------------------------|--|
| Minimum Lot Area | 3,000 square feet |
| Units Per Lot | 1 unit |
| Minimum Lot Width | |
| Interior Lot | 40 feet |
| Corner Lot | 45 feet |
| Maximum Lot Width | 65 feet |
| Minimum Front Yard | 10 feet |
| Maximum Front Yard | 20 feet |
| Minimum Side Yard | |
| Interior Lot | 5 feet |
| Street Side | 10 feet |
| Maximum Side Yard | 10 feet |
| Minimum Rear Yard | 10 feet |
| Minimum Building Separation | 10 feet |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Maximum Height | 35 feet |
| Maximum Coverage | 70% |
| Minimum Open Space | TBD |

B. Tier One: Detached House Type B

1. Description

Detached house which may be constructed on an individual lot or as a cluster of houses on a single lot organized around a shared court.

2. Dimensional Requirements

| Description | Requirements |
|--|--|
| General Requirements for Detached House Type B Development | |
| Minimum Building Separation | 6 feet between houses; 10 feet for other building types and accessory buildings |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Maximum Floor Area Per Unit | 1,600 square feet |
| Maximum Height | 25 feet |
| Maximum Coverage | 80% |

| Additional Requirements for Individually Platted Lots | | Additional Requirements for Clustered Houses with Shared Court on a Single Lot | |
|---|-------------------|--|---|
| Minimum Lot Area | 2,000 square feet | Minimum Lot Area | 2,000 square feet per unit in addition to the required minimum shared court |
| Units Per Lot | 1 unit | Units Per Lot | 4-10 units |
| Units Per Building | 1 unit | Units Per Building | 1 unit |
| Minimum Lot Width | | Minimum Lot Width | 225 feet |
| Interior Lot | 25 feet | Minimum Face-To-Face Unit Distance | 40 feet |
| Corner Lot | 30 feet | Minimum Setback from a Mews Street | 5 feet |
| Maximum Lot Width | 50 feet | Minimum Setback from All Other Streets | 10 feet |
| Minimum Front Yard | 10 feet | Minimum Side Yard | 5 feet |
| Maximum Front Yard | 20 feet | Minimum Rear Yard | 5 feet |
| Minimum Side Yard | | Minimum Shared Court Area | 10% of total lot area, including shared court |
| Interior Lot | 3 feet | Minimum Open Space | TBD |
| Street Side | 10 feet | | |
| Maximum Side Yard | 10 feet | | |
| Minimum Rear Yard | 5 feet | | |

| Additional Requirements for Individually Platted Lots | | Additional Requirements for Clustered Houses with Shared Court on a Single Lot |
|---|-----|--|
| Minimum Open Space | TBD | |

3. Shared Court

A shared court is required for clustered houses on a single lot according to the following standards:

- A.** Detached houses must be clustered around a shared court, which must at least 10% of the total lot area of the dwellings.
- B.** A walkway at least five feet in width must be provided with access from each house to the fronting street.
- C.** Front facades, including an entrance, must face the shared court. For each residential lot, frontage on the shared court is considered to meet the requirement for frontage on a public or private street.
- D.** The lot must contain a minimum of four and a maximum of 10 detached houses.
- E.** The overall minimum lot area of a Shared Court development is 2,000 square feet per house, calculated based on the entire development, including the shared court.
- F.** The minimum lot width is increased to 225 feet.
- G.** Of the required amount of shared court space, 75% of the shared court must have a minimum width of 40 feet.
- H.** Of the required amount of shared court space, 75% must be centrally located.

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C. Tier One: Duplex

1. Description

Duplex on an individual lot having no physical connection to buildings on adjacent lots. The dwelling units in the duplex may be side-by-side or stacked vertically. Each unit must have an individual entrance on the ground floor.

2. Dimensional Requirements

| Description | Requirements |
|-----------------------------|--|
| Minimum Lot Area | 3,000 square feet |
| Units Per Lot | 2 units |
| Minimum Lot Width | |
| Interior Lot | 40 feet |
| Corner Lot | 45 feet |
| Maximum Lot Width | 70 feet |
| Minimum Front Yard | 10 feet |
| Maximum Front Yard | 20 feet |
| Minimum Side Yard | |
| Interior Lot | 5 feet |
| Street Side | 10 feet |
| Maximum Side Yard | 10 feet |
| Minimum Rear Yard | 10 feet |
| Minimum Building Separation | 10 feet |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Maximum Height | 35 feet |
| Maximum Coverage | 70% |
| Minimum Open Space | TBD |

[remainder of page intentionally left blank]

2. Tier Two Housing Types

Tier Two housing types consist of detached houses, duplexes, and townhouses that vary in character and scale. Tier Two housing types provide an appropriate transition between Tier One housing types and neighboring nonresidential, apartment, and mixed-use residential neighborhoods.

A. Tier Two: Detached House Type C

1. Description

Detached house on an individual lot.

2. Dimensional Requirements

| Description | Requirements |
|-----------------------------|--|
| Minimum Lot Area | 1,500 square feet |
| Units Per Lot | 1 unit |
| Minimum Lot Width | |
| Interior Lot | 25 feet |
| Corner Lot | 30 feet |
| Maximum Lot Width | 50 feet |
| Minimum Front Yard | 10 feet |
| Maximum Front Yard | 15 feet |
| Minimum Side Yard | |
| Interior Lot | 5 feet |
| Street Side | 5 feet |
| Maximum Side Yard | 10 feet |
| Minimum Rear Yard | None |
| Minimum Building Separation | 10 feet |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Maximum Height | 50 feet |
| Maximum Coverage | 80% |
| Minimum Open Space | TBD |

[remainder of page intentionally left blank]

B. Tier Two: Townhouse and Attached Duplex

1. Description

Townhouse or duplex on an individual lot, which must be attached to at least one townhouse or duplex on an adjacent lot. Each unit requires a ground floor entrance with a direct sidewalk connection to the street or parking area.

2. Dimensional Requirements

| Description | Requirements |
|-----------------------------|--|
| Minimum Lot Area | 1,200 square feet |
| Units Per Lot | 1-2 units |
| Minimum Lot Width | |
| Interior Lot | 20 feet |
| Corner Lot | 25 feet |
| Maximum Lot Width | 50 feet |
| Minimum Front Yard | 10 feet |
| Maximum Front Yard | 20 feet |
| Minimum Side Yard | |
| Interior Lot | None |
| Street Side | 10 feet |
| Maximum Side Yard | |
| Interior Lot | 10 feet |
| Street Side | 20 feet |
| Minimum Rear Yard | None |
| Minimum Building Separation | 10 feet |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Maximum Height | 50 feet |
| Maximum Coverage | 80% |
| Minimum Open Space | TBD |

[remainder of page intentionally left blank]

3. Tier Three Housing Types

Tier Three housing accommodates small-scale apartment buildings. These housing types are best suited within and adjacent to mixed-use areas and are not appropriate adjacent to single-detached residences located outside the CNR district.

A. Tier Three: Small-scale Apartment

1. Description

An apartment building which may also be designed as a “manor home” resembling the massing and appearance of a detached house. Small-scale apartment buildings must have only one common entrance visible from the street.

2. Dimensional Requirements

| Description | Requirements |
|-----------------------------|--|
| Minimum Lot Area | 5,000 square feet |
| Maximum Lot Area | 10,000 |
| Units Per Lot | 3 or more units |
| Minimum Lot Width | |
| Interior Lot | 50 feet |
| Corner Lot | 55 feet |
| Maximum Lot Width | 150 feet |
| Minimum Front Yard | 10 feet |
| Maximum Front Yard | 20 feet |
| Minimum Side Yard | 10 feet |
| Maximum Side Yard | 20 feet |
| Minimum Rear Yard | None |
| Minimum Building Separation | 10 feet |
| Garage Setback | The distance from any garage to the property line must be 5 feet or less, or 20 feet or greater in length. |
| Maximum Height | 50 feet |
| Maximum Coverage | None |
| Minimum Open Space | TBD |

[remainder of page intentionally left blank]

E. Special District Requirements

1. Nonresidential Dimensional Requirements

In CNR districts, the Neighborhood Business Design (CNB) District ([Section 2.5.D.5](#)) standards must be utilized for nonresidential uses.

Note: Revisit with Module 4 (residential adjacency).

2. Residential Transition Areas

In addition to the front, side, and rear yard requirements noted in [Section 2.5.E.2.D](#) above, all buildings that exceed the maximum height permitted in any adjacent Residential or Mixed-Use Zoning District must be set back from the district boundary line of that District, as follows:

- A.** When an alley is present on the neighboring property: At least two feet for every one foot of building height.
- B.** When an alley is not present on the neighboring property: At least 15 feet plus two feet for every one foot of building height.

3. Building Placement and Design

- A.** A CNR district or a group of buildings within the district may not be walled, fenced, or restricted from general public access.
- B.** Buildings in a CNR district must be designed and oriented to reinforce the street grid. The distance from building face to building face must not exceed 100 feet on major and minor streets, unless separated by public usable open space.
- C.** Buildings must be oriented to directly front on a designated street, public usable open space, or shared court.
- D.** Each building must include a porch or stoop at the front façade.
- E.** Buildings comprised of attached housing types must not exceed 200 feet in length and must be separated by a minimum distance of 10 feet.
- F.** Exterior entrances/exits are only permitted on the ground floor.

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3. Neighborhood Business Design (CNB) District

A. Purpose

The CNB district is intended to provide for neighborhood-scale commercial and mixed-use areas. The district aspires to reinforce surrounding neighborhood character, provide appropriate transitions in use and building scale, ensure appropriate allocation and design of open space, and achieve a well-connected street and pedestrian network. The zoning district is applicable primarily to both development and redevelopment of commercial properties adjacent to existing neighborhoods where residential and commercial uses are appropriate. The CNB standards aim to create compatibility between various uses and surrounding residential neighborhoods. Hotels, office, and institutional uses are supportive uses in the CNB district. When provided, residential uses should be incorporated within cohesively planned, mixed-use developments of moderate density and intensity.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

1. The following dimensional standards apply to all nonresidential development in the CNB district unless otherwise expressly stated:

| Description | Requirements |
|--------------------------------------|---|
| Current District | NBD |
| Minimum District Size ⁽¹⁾ | 10 acres |
| Minimum Lot Area | None |
| Minimum Lot Width | None |
| Minimum Lot Depth | None |
| Front Yard Setbacks | |
| Along Type D and Above Thoroughfares | Minimum: 20 feet 75% of the building face must be within 25 feet of the property line (consistent with Section 2.5.E.3.D.4. Building Placement and Design). If easements, a landscape edge, public usable open space, patio dining, public plaza, or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, landscape edge, usable open space, or public amenity. The setback may be increased to a maximum of 80 feet if a drive aisle with single-loaded parking is installed between the building face and a public street. |
| Along Type E and Below Thoroughfares | Minimum: 10 feet 75% of the building face must be within 15 feet of the property line (consistent with Section 2.5.E.3.D.4. Building Placement and Design). If easements, a landscape edge, public usable open space, patio dining, public plaza or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, landscape edge, usable open space, or public amenity. |

| Description | Requirements |
|-------------------------------|---|
| Along Major and Minor Streets | Minimum: None 75% of the building face must be within 15 feet of the property line (consistent with Section 2.5.E.3.D.4. Building Placement and Design). If easements, public usable open space, patio dining, public plaza or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, usable open space, or public amenity. |
| Along Paseos | Minimum: None 75% of the building face must be within 5 feet of the property line (consistent with Section 2.5.E.3.D.4. Building Placement and Design). If easements, public usable open space, patio dining, public plaza or other similar amenity prohibit conformance with this standard, a minimum of 75% of the building face must be built to the easement line, usable open space, or public amenity. |
| Side Yard Setbacks | |
| Interior Lot | None |
| Street Side | Same as front yard setback |
| Minimum Rear Yard | None, or 10 feet where no alley abuts the rear property line |
| Maximum Height | 50 feet |
| Maximum Lot Coverage | Nonresidential: 75%, 90% if structured parking is included Apartment or Mixed-use Residential: None |
| Minimum Lot Coverage | None |
| Minimum Open Space | Nonresidential: TBD Apartment or Mixed-use Residential: None |

⁽¹⁾ Minimum district size may be reduced if the City Council finds that the establishment of the district is required to implement the Comprehensive Plan or related study.

D. Special District Requirements

1. Residential Transition Areas

In addition to the front, side, and rear yard requirements noted in [Section 2.5.E.3.C above](#), all buildings that exceed the maximum height permitted in any adjacent Residential or Mixed-Use Zoning District must be set back from the district boundary line of that District, as follows:

Note: Revisit with Module 4 (residential adjacency).

- A.** When an alley is present on the neighboring property: At least two feet for every one foot of building height.
- B.** When an alley is not present on the neighboring property: At least 15 feet plus two feet for every one foot of building height.

2. Option for Residential Standards

- A.** The district may be entirely commercial or may include residential land uses. Detached houses, duplexes, townhouses and small-scale apartments must fully utilize the CNR ([Section 2.5.E.2](#)) standards.

- B.** Nonresidential uses, except for home occupation and home-based business (no impact) uses, are not permitted on a lot designated on the development plan for detached houses, duplexes, townhouses, or small-scale multifamily development.

3. Additional Requirements and Restrictions

- A.** Each CNB district must contain three or more different uses as listed in [Section 3.03. Permitted Uses and Use-Based Standards](#).

B. Phasing Requirements

- 1.** At least 10,000 square feet of nonresidential space must be built as part of the first phase of development.
- 2.** Key design features must be provided prior to or concurrent with the construction of any residential uses. Key design features include elements of the development supporting the long-term value to the overall community, and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.
- 3.** The second building constructed and all subsequent buildings may not be constructed or maintained more than 150 feet from another building.

4. Building Placement and Design

- A.** An CNB district or a group of buildings within the district cannot be walled, fenced, or restricted from general public access.
- B.** Buildings in an CNB district must be designed and oriented to reinforce the street grid. The distance from building face to building face must not exceed 100 feet on major and minor streets, unless separated by usable open space and/or patio dining.
- C.** Buildings must be oriented to directly front on a designated street or usable open space defined on a development plan.
- D.** No single tenant may occupy more than 30,000 square feet of the ground floor of a building.
- E.** With the exception of parking garages, podium garages, and loading and service areas, 60% of the ground floor of nonresidential buildings and live/work units must consist of windows and doors.
- F.** Nonresidential spaces must have a minimum floor-to-ceiling height of 12 feet.

4. Mixed-Use Community Design (CMC) District

A. Purpose

The CMC district is intended to provide for mixed-use centers that promote social interaction, community identity, and efficient use of land and resources. The CMC district should also support and encourage a variety of transportation options, including transit, bicycles, and walking. The CMC district is intended for significant development or redevelopment with high-intensity mixed-use activity centers for the purpose of attracting large corporations, specialty shopping, dining, entertainment, and high-density residential development. These areas are typically 100 acres or more and include mid- to high-rise buildings with a compact block structure and human-scale street and building design, which create a highly walkable urban form.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the CMC district unless otherwise expressly stated:

| Description | Nonresidential, Apartment, and Mixed-use Residential Requirements | Detached House and Townhouse Requirements |
|--------------------|--|---|
| Current District | UMU | UMU |
| Minimum Lot Area | None | 700 square feet |
| Minimum Lot Width | None | Detached House: 26 feet Townhouse: 20 feet |
| Minimum Lot Depth | None | 35 feet |
| Minimum Front Yard | None | None |
| Maximum Front Yard | 75% of the building face must be within 15 feet of the property line. If easements are present or public open space, patio dining, plaza, or other public amenity is provided, 75% of the building face must be built to the easement line, open space, or public amenity. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed between the building face and a public street of Type D or above | 75% of the building face must be within 10 feet of the property line. If easements are present, 75% of the building face must be built to the easement line. |
| Minimum Side Yard | | |
| Interior Lot | None | 3 feet An interior side yard is not required when attached to another dwelling |
| Street Side | Same as front | Same as front |

| Description | Nonresidential, Apartment, and Mixed-use Residential Requirements | Detached House and Townhouse Requirements |
|----------------------|---|---|
| Minimum Rear Yard | None | None |
| Minimum Height | Nonresidential: 26 feet Apartment and Mixed-use Residential: 45 feet | 20 feet |
| Maximum Height | 200 feet | 50 feet |
| Minimum Lot Coverage | Nonresidential: 60% Apartment and Mixed-use Residential: None | 60% |
| Maximum Lot Coverage | 100% | 100% |
| Minimum Open Space | TBD | TBD |

D. Special District Requirements

1. Mixed-Use Requirement

- A.** Each CMC district must contain three or more use categories.
- B.** Each category must be designated as primary, secondary, or tertiary according to the gross floor area for each use.
 - 1. Primary uses must include no less than 40% and no more than 70% of the gross floor area.
 - 2. Secondary uses must include no less than 20% and no more than 40% of the gross floor area.
 - 3. Tertiary uses must include no more than 20% of the gross floor area.
- C.** The percentages of primary, secondary, and tertiary uses may vary as long as the percentage is within the ranges established above. Use categories are designated below:

| Use Category | Functional Role |
|--|--------------------------------|
| Primary Residential Uses | Primary, Secondary or Tertiary |
| Retail Uses | Primary, Secondary or Tertiary |
| Educational, Institutional, Public, and Special Uses | Primary, Secondary or Tertiary |
| Office and Professional Uses | Primary, Secondary or Tertiary |
| Service Uses | Tertiary |
| Transportation, Utility, and Communications Uses | Tertiary |

2. Additional Use Regulations

- A.** If Primary Residential is a designated use category, a minimum of 250 units is required in the development plan when constructed as apartment or mixed-use residential buildings.
- B.** At least 20,000 square feet of nonresidential space must be built as part of the first phase of development, consisting of at least two retail spaces. Fitness centers, leasing offices, club and meeting rooms, and other uses associated with and managed by an apartment or mixed-use residential building for use by residents are not counted toward this minimum requirement.
- C.** Freestanding nonresidential buildings may not be less than 10,000 square feet in size.

- 3. Building Placement and Design**
 - A.** A CMC district or a group of buildings within the district may not be walled, fenced, or restricted from general public access.
 - B.** The second building constructed and all subsequent buildings may not be further than 150 feet from another building.
 - C.** To reinforce the street grid, the distance from building face to building face must not exceed 100 feet on Type F thoroughfares, unless separated by usable open space.
 - D.** Single-Tenant Maximum First Floor Square Footage: 30,000 square feet, with the exception of schools and hospitals.
 - E.** Permeability of First Floor: With the exception of parking garages, podium garages, and loading and service areas, 60% of the first floor of nonresidential buildings and live/work/flex space units must consist of windows and doors. Live/work/flex space units must have an exterior entrance.
 - F.** Nonresidential and live/work/flex space must have a minimum floor-to-ceiling height of 12 feet.
- 4. Special Regulations for Detached House and Townhouse Development**
 - A.** Each dwelling unit must be on an individually platted lot. No more than 50% of the lots within a development may abut a mews street as the only point of street frontage and access.
 - B.** Maximum Townhouse Building Length: 200 feet
 - C.** Townhouse buildings must be separated by a minimum distance of ten feet.
 - D.** Each detached house or townhouse must have a garage with a minimum of two parking spaces. Tandem garage spaces are allowed. Garage entrances are allowed only from a mews street or alley. The distance from the garage to the travel lane of the alley or mews street must be 5 feet or less in length or must be 20 feet or greater in length. Garages must be permanently maintained for vehicular use and not enclosed with a stationary wall.

F. Special Zoning Districts

1. The Special Districts

The City’s zoning districts intended primarily for agriculture, parks, open space, and other special uses are listed below. When this UDC refers to “Special Zoning Districts,” it is referring to these districts.

| Symbol/Abbreviation | District Name | Section |
|----------------------------|----------------------------|---------------------------------|
| SAG | Agricultural | Section 2.5.F.2 |
| SPP | Public Park and Recreation | Section 2.5.F.3 |

Note: All street, sign, parking, open space, governance, and design standards will be addressed in future Modules.

2. Agricultural (SAG) District

A. Purpose

The SAG district is intended to provide for agricultural operations such as farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the SAG district unless otherwise expressly stated:

| Description | Requirements |
|--------------------|--------------------|
| Current District | A |
| Minimum Lot Area | 85,000 square feet |
| Minimum Lot Width | 150 feet |
| Minimum Lot Depth | 150 feet |
| Minimum Front Yard | 40 feet |
| Minimum Side Yard | |
| Interior Lot | 15 feet |
| Street Side | 25 feet |
| Minimum Rear Yard | 10 feet |
| Maximum Height | 45 feet |
| Maximum Coverage | 30% |
| Minimum Open Space | TBD |

3. Public Park and Recreation (SPP) District

A. Purpose

The SPP district is established to provide areas dedicated to parks, open spaces, recreational facilities, and public amenities, supporting community health, environmental preservation, and recreational activities. This district ensures the sustainable development and maintenance of spaces for public use and enjoyment.

B. Uses

See [Section 2.6.B. Use Chart](#).

C. Dimensional Standards

The following dimensional standards apply to all development in the SPP district unless otherwise expressly stated:

| Description | Requirements |
|----------------------|---|
| Current District | None |
| Minimum Lot Area | None |
| Minimum Lot Width | None |
| Minimum Lot Depth | None |
| Minimum Front Yard | None |
| Minimum Side Yard | None |
| Minimum Rear Yard | None |
| Maximum Height | 35 feet within 150 feet from the nearest Residential Zoning District boundary line; 50 feet elsewhere |
| Maximum Lot Coverage | TBD |
| Minimum Open Space | TBD |

G. Overlay Zoning Districts

1. General

A. Relationship to Underlying (Base) District

Overlay zoning district regulations apply in combination with underlying (base) zoning district regulations and all other applicable standards of this UDC. All applicable regulations of the underlying base zoning district apply to property in an overlay zoning district unless otherwise expressly stated. When overlay district standards conflict with standards that otherwise apply in the underlying base zoning district, the regulations of the overlay zoning district govern.

B. Establishment

Overlay zoning districts may be established, amended or removed only in accordance with the Zoning Map amendment procedures of Sec. **XXXX**.

2. The Overlay Districts

The City’s overlay zoning districts are listed below. When this UDC refers to “Overlay Zoning Districts,” it is referring to these districts.

| Symbol/Abbreviation | District Name | Section |
|----------------------------|---|---------------------------------|
| C-ECA, R-ECA | Expressway Corridor Overlay District | Section 2.5.G.3 |
| H, HD | Heritage Resource Overlay Districts | Section 2.5.G.4 |
| NC | Neighborhood Conservation Overlay Districts | Section 2.5.G.5 |
| PD | Planned Development | Section 2.5.G.6 |
| S | Specific Use Permit | Section 2.5.G.7 |

Note: The Preston Road, Dallas North Tollway, 190 Tollway/Plano Parkway, State Highway 121, and Parkway Overlay Districts are removed but will be revisited in the Landscaping and Signs sections (Module 4). The Redevelopment District section is removed entirely.

3. Expressway Corridor Area (C-ECA, R-ECA) Overlay District

A. Purpose

The Expressway Corridor Area Overlay District is intended to encourage preservation and redevelopment of land within the expressway corridors for economic development and employment opportunities supported by housing in healthy living environments.

B. Boundaries

- 1. The area subject to these standards includes all properties fully or partially within a designated Expressway Corridor Area, as established on the Zoning Map. The original location of the overlays is based on the data and model from the 2019 Expressway Corridor Environmental Health Study but may be updated via a City-initiated zoning process based on new data and modeling.
- 2. Expressway Corridor Areas are exempt from [Section 2.5.B.1. District Boundaries](#).

C. Applicability

- 1. This section applies to construction of all land uses occurring after September 1, 2025. Any building that was in existence, or part of a project vested under Chapter 245 of the Local Government Code, prior to September 1, 2025, is permitted and may be improved, maintained, or rebuilt. Redevelopment of the site is subject to this section.
- 2. Certain standards within this section apply only to the following land uses:

A. Any use listed in the Primary Residential use category in [Section 2.6.B. Use Chart](#).

B. Residential facility uses as follows:

- 1. Community Care Institution,
- 2. Continuing Care Retirement Community,
- 3. Crisis Care Institution, and
- 4. Rehabilitation Care Institution.

Note: Revisit list when use chart is finalized.

3. Areas devoted only to functions or structures that are not designed, and do not typically function, as residences, such as parking lots and solid waste enclosures, do not require mitigation.

D. Requirements for All Land Uses

1. A minimum 15-foot landscape edge is required along the property line(s) closest and most parallel to any impacting Type A thoroughfares and rail lines, regardless of adjacency. This landscape edge must consist of shrubs, groundcover, and related elements, including a minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) per 50 linear feet of frontage exclusive of driveways. Where the landscape edge is impacted by easements that restrict landscaping, an additional 5-foot landscape edge must be provided outside of the easement area for the required trees.

E. Requirements for Residential and Institutional Dwelling Buildings

The following requirements apply to uses listed in [Section 2.5.G.3.C.1](#) above located in C-ECA and R-ECA. When a building containing a listed use is located in both C-ECA and R-ECA, the more restrictive requirements apply.

1. For all listed uses located on properties with frontage on a Type A thoroughfare, balconies are prohibited on the side(s) of the building fronting the thoroughfare.
 2. For all listed uses, except for dwellings in an apartment or mixed-use building, located in C-ECA:
 - A. Each “outdoor-air sourced” mechanical ventilation unit must utilize a filter or series of filters on its air-intake side with a Minimum Efficiency Reporting Value (MERV) of not less than 13, based on American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE), or as required by the most-recently adopted building code, whichever is greater.
 - B. The following requirements must be added as a note to the site plan:
 1. Construction documents sealed by a registered design professional must be provided as part of the building construction plan set that details mitigation of the interior noise at each dwelling unit to a maximum level of 45 dBA Ldn or the interior noise goal of the Department of Housing and Urban Development per 24 Code of Federal Regulations 51.101, whichever is lower.
 2. Prior to approval of final inspection or issuance of a certificate of occupancy, the registered design professional must submit a sealed statement to the Building Inspections Department certifying compliance with this subsection.
 - C. For buildings within 500 feet of the right-of-way for a Type A thoroughfare, the building containing a listed use must be separated from the thoroughfare by one of the following:
 1. Option A:

A minimum 100-foot-wide landscape edge (as measured from the property line exclusive of rights-of-way for the thoroughfare) is required along the property line(s) closest and most parallel to any Type A thoroughfare, regardless of adjacency to said thoroughfare. The landscape edge must incorporate a landscaped berm with a minimum height of 6 feet and a minimum slope of 4:1 consisting of trees, shrubs, groundcover, and related elements. A minimum of two 3-inch caliper shade trees and two 3-inch caliper ornamental trees (7-foot planted height) must be placed per 50 linear feet of frontage exclusive of driveways. For detached house, duplex, and townhouse subdivisions, this landscape edge applies to the subdivision, not each individual lot.
 2. Option B:

A nonresidential building or parking structure of similar height and length, or larger, must be located between buildings containing a listed use and the Type A thoroughfare. Parking structures must meet the standards of Subsection **XXXX**, where applicable, and Subsection **XXXX**.
 3. R-ECA: The listed uses are prohibited, except for dwellings in an apartment or mixed-use residential building.
- F. Waivers and Relief Measures**
1. During the site plan review process, as described in **Sec. XXXX**, the Planning & Zoning Commission may allow a waiver to the standards in [Section 2.5.G.3.D](#) above upon a finding that the development will include sufficient noise and air quality mitigation strategies equivalent or superior to the measures in this section. A waiver must not be granted based solely on economic gain or loss, nor should a waiver grant an unreasonable privilege to the developer of the property.
 2. A variance cannot be granted to alter or remove requirements of this section.

4. Heritage Resource (H, HD) Overlay Districts

A. Purpose

The H and HD Overlay Districts are intended to provide for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values that reflect the heritage of the City of Plano. Areas designated on the Zoning Map by an "H" will indicate an individual heritage landmark and "HD" will indicate a heritage district.

B. See Sec. XXXX for applicable procedures and standards.

C. Certificate of Appropriateness Review

1. No person or entity may carry out any construction, reconstruction, alteration, restoration, rehabilitation, stabilization, repair, site improvements, demolition, or relocation of any H- or HD-designated property that affects the exterior appearance of any structure without obtaining a Certificate of Appropriateness by the Heritage Commission or Heritage Preservation Officer, or other designee of the Director of Planning, as appropriate, for the types of work described in [Section 16-112](#) of the City Code of Ordinances, as amended.
2. Certificate of Appropriateness review procedures, criteria, exemptions, and other associated requirements are located in [Article VI, Chapter 16](#), of the City Code of Ordinances, as amended.
3. Ownership of a property that has been modified in violation of the above requirements is also a violation of this code.

5. Neighborhood Conservation Overlay Districts (NC)

A. Purpose

The purpose of a Neighborhood Conservation Overlay District (NC) is to protect established neighborhoods that have a distinct scale, design, character, unique physical features, or importance to the community; and to protect an area’s overall historical, architectural, or cultural identity from incompatible development. Designation of these districts should be driven by owners and residents to protect the individual characteristics of the neighborhood deemed important to them. Areas designated on the Zoning Map by “NC” will indicate a Neighborhood Conservation Overlay District.

B. See Sec. XXXX for applicable procedures and standards.

C. Relationship to State Law

Neighborhood Conservation Overlay districts are not local historic districts under [Texas Local Government Code Section 211.0165](#), as amended.

6. Planned Developments (PDs)

A. The Planned Development (PD) process promotes innovative, high-quality, and unique developments that align with the Comprehensive Plan.

B. See Sec. XXXX for applicable procedures and standards.

7. Specific Use Permits (S)

A. The Specific Use Permit (S) process allows for careful assessment and management of uses with potential impacts, ensuring they remain compatible with surrounding areas and align with the Comprehensive Plan.

B. See Sec. XXXX for applicable procedures and standards.

Section 2.6. Permitted Uses and Use-Based Standards

- A. Uses Generally**
- B. Use Chart**
- C. Use-Based Standards**

Section 2.7. Zoning Development Standards

- A. Lot and Building Standards**
- B. Building Design Standards**
- C. Residential Adjacency Standards**
- D. Accessory Buildings**
- E. Parking and Loading**
- F. Landscaping and Tree Preservation**
- G. Open Storage**
- H. Screening, Buffering, and Fencing**
- I. Signs**
- J. Performance Standards**
- K. Traffic Studies**

Article 3. Subdivision Regulations

Section 3.1. Subdivision General Provisions

- A. Purpose
- B. Applicability
- C. Authority
- D. Subdivision Enforcement and Violations

Section 3.2. Subdivision Plat Types and Procedures

- A. Platting Generally
- B. Preliminary Plats
- C. Final Plats
- D. Replats
- E. Amending Plats
- F. Conveyance Plats
- G. Issuance of Building Permits and Certificates of Occupancy
- H. Plat Vacation
- I. Right-of-Way Abandonment
- J. Waiver of Right to 30-Day Action
- K. Extension and Reinstatement Procedure
- L. Subdivision Waiver
- M. Subdivision Appeals

Section 3.3. Public Improvements

- A. Adequate Public Improvements Required
- B. Improvements and Subdivision Improvement Agreement
- C. Construction Procedures
- D. Inspection of Public Improvements
- E. Deferral of Required Improvements
- F. Participation Policies
- G. Waivers from Development Exactions

Section 3.4. Subdivision Development Standards

- A. Lot Design and Improvements
- B. Streets, Bikeways, Sidewalks, and Driveways

Unified Development Code

City of Plano

C. Drainage

D. Water

E. Wastewater

F. Public and Private Utilities

G. Parks and Trails

H. Public Uses

I. Provision of Amenities and/or Permanent BMPs

Article 4. Definitions

Section 3.4 Subdivision Development Standards

Article 4. Definitions

DRAFT PLANO HOUSING FRAMEWORK

How to use this chart:

1. Consider the number of rooms rented (i.e. Private Rooms)
2. Find the column for that number
3. Consider the number of beds rented (separately from Private Rooms)
4. Find the row for that number
5. The icon in the cell indicates the type of use.
6. The color of the cell indicates where the use may generally be permitted¹.



What is a Private Room?
An individually rented room in a Dwelling



What is a Sleeping Quarter?
An individually rented bed in a Dwelling

| Private Rooms Rented ▶ Sleeping Quarters Rented ▼ | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9+ |
|--|---|---|---|---|---|---|---|---|---|----|
| 0 | | | | | | | | | | |
| 1+ | | | | | | | | | | |

| | Use or Definition | Examples | Where Permitted ¹ |
|--|---|--|--|
| | Private Residence No Private Rooms, and No Sleeping Quarters | Detached house Duplex Townhouse Apartment | Residential and Mixed-Use Zoning Districts |
| | Shared Residence 1-4 Private Rooms, and No Sleeping Quarters | Detached house Duplex Townhouse Apartment | Residential and Mixed-Use Zoning Districts |
| | Boarding House 5-8 Private Rooms, and No Sleeping Quarters | Boarding House | Some Mixed-Use Zoning Districts |
| | Residential Facility (Supervised) 9+ Private Rooms, <u>or</u> Any number of Sleeping Quarters Supervision required | Dormitory (Commercial) | Some Mixed-Use Zoning Districts |
| | | Dormitory (Institutional) | Residential Zoning Districts, with SUP Mixed-Use Zoning Districts |
| | Residential Facility (Unsupervised) 9+ Private Rooms, <u>or</u> Any number of Sleeping Quarters No supervision | Bunkhouse | Some Mixed-Use Zoning Districts |

Dwellings and Facilities with care provided have a different structure, as outlined below.

| | Use or Definition | Examples | Where Permitted ¹ |
|--|--|---|--|
| | Care Home Up to 8* total Private Rooms or Sleeping Quarters Care and Supervision required | Community Care Home Crisis Care Home | Residential Zoning Districts |
| | | Rehabilitation Care Home | Residential Zoning Districts, with SUP |
| | Residential Care Facility 9+ total Private Rooms or Sleeping Quarters Care and Supervision required | Community Care Institution Crisis Care Institution Rehabilitation Care Institution Assisted Living | Mixed-Use Zoning Districts |

* Up to additional 2 Private Rooms or Sleeping Quarters may be used by caretakers.

1: The use allowances are provided to assist in understanding proposed definitions and are generally based on the allowances in the current Zoning Ordinance's use chart (Article 14). It does not include substantial updates at this time. A detailed review of the use allowances is anticipated in Module 4 when the use-specific standards are being considered.

DRAFT PLANO HOUSING FRAMEWORK

EXAMPLE SCENARIOS

| | |
|--|---|
| A homeowner... | |
| <p>...rents a spare room out. This would be a Shared Residence, as it has 1 Private Room.</p> |  |
| <p>...rents out a couch in their living room. This would be a Residential Facility (Unsupervised), as it has 1 Sleeping Quarter. This would not be permitted in a residential neighborhood.</p> |  |
| <p>...lets a friend stay on the couch or a spare bedroom free of charge. When no rent is changing hands, this would be a Private Residence.</p> |  |
| <p>...rents out their Backyard Cottage. This would be two Private Residences.</p> |  |
| <p>...lives in one room of a 4-bedroom house but rents the rest of the rooms out to three people. This would be a Shared Residence, as it has 3 Private Rooms.</p> |  |
| Two friends... | |
| <p>...rent an apartment together under the same lease. When living communally under one lease, this would be a Private Residence.</p> |  |
| <p>...rent an apartment together under two separate leases. This would be a Shared Residence, as it has 2 Private Rooms.</p> |  |
| A family... | |
| <p>...lives in a home they rent. This would be a Private Residence.</p> |  |
| Someone renting a 6-bedroom house.. | |
| <p>...rents out three of the rooms. This would be a Shared Residence , as it has 3 Private Rooms.</p> |  |
| <p>...rents out five of the rooms. This would be a Boarding House, as it has 5 Private Rooms.</p> |  |

DRAFT PLANO HOUSING FRAMEWORK

EXAMPLE SCENARIOS

An owner...

...rents out four rooms individually. Each room has two sets of bunk-beds (4 beds in each room).

This would be a Shared Residence, as it has 4 Private Rooms. The number of beds in a Private Room is not regulated by zoning regulations, though the number of people who can occupy a sleeping area is regulated by the Building Code.



...rents out 16 beds individually between four rooms (4 beds in each room).

This would be a Residential Facility (Unsupervised), as it has 16 Sleeping Quarters.



...rents out eight beds individually between four rooms (2 beds in each room).

This would be a Residential Facility (Unsupervised), as it has 8 Sleeping Quarters.



...rents out four rooms, and a bed in one of those rooms is individually rented-out.

This would be a Residential Facility (Unsupervised), as it has 4 Private Rooms and 1 Sleeping Quarter. This would not be permitted in a residential zoning district. Subleases will be considered in determining the use.



A company subdivides an existing 4-bedroom house...

...to create an 8-bedroom house and rents out each room individually.

This would be a Boarding House, as it has 8 Private Rooms. This would not be permitted in a residential zoning district.



...to create a 10-bedroom house and rents out each room individually.

This would be a Residential Facility (Unsupervised), as it has 10 Private Rooms. This would not be permitted in a residential zoning district.



Someone providing licensed care...

...renting four rooms.

This would be a Care Home, as it has 4 Private Rooms, with care.



...renting four total beds between four rooms.

This would be a Care Home, as it has 4 Sleeping Quarters, with care.



...renting eight total beds between four rooms.

This would be a Care Home, as it has 8 Sleeping Quarters, with care.



Attachment F

Jordan Rockerbie

From: City of Plano UDC
Sent: Friday, April 4, 2025 2:23 PM
To: B & V Z
Cc: Jordan Rockerbie
Subject: RE: Your planning sucks

Good afternoon, Brad, thank you for your email. All public comments will be provided to the Planning & Zoning Commission and City Council when the Unified Development Code (UDC) is scheduled for public hearings in 2026. In the meantime, any feedback on the draft UDC documents will be provided to the Rewrite Advisory Committee, Planning & Zoning Commission, and City Council as each draft section is refined. Document drafts are linked on the project website, [Plano.gov/UDC](https://plano.gov/UDC).

Please let us know if you have any questions about the project. I welcome a call if you'd like to discuss these issues further.

Regards,

Please take a moment to complete the City of Plano [Customer Satisfaction Survey](#).



Planning Department

Serving Since 2022

Jordan Rockerbie, AICP
Senior Planner – Development Services

1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

Tel: 972-941-7151
JRockerbie@Plano.gov
[Plano.gov](https://plano.gov)

From: B & V Z <[REDACTED]>
Sent: Wednesday, April 2, 2025 7:39 AM
To: City of Plano UDC <UDC@plano.gov>
Subject: Your planning sucks

CAUTION: This email originated from outside of the City of Plano network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning
I'm replying to the email i received
about city planning, in regard to stated objective number 1

- **Incentivize economic development** through redevelopment and revitalization of underperforming properties, with a focus on retail and multifamily;

I and my neighbors are sick & tired of the city basically giving carte blanc to developers of high density / multi family units being built in this city.

When the hell does the city started caring about quality of life?

In 10 years the traffic has quadrupled due to the city' s eagerness for more and more and more high density "multifamily" unit.

Of course this is due to their hunger for more & more because it increases the tax base regardless of more traffic lights (which have NEVER been synced to traffic flow!) than the actual quality of life to its existing citizenry.

in mine & my neighbors opinion the city could care less about quality of life of it's citizens but more and more about its tax base, so to hell with scaling back as its recommendation is petal to the metal to get more & more from less & less land within the city limits.

Just STOP!!

Brad Zacharias

3205 Desiderata Ct

Jordan Rockerbie

From: City of Plano UDC
Sent: Friday, May 2, 2025 4:11 PM
To: [REDACTED]
Cc: City of Plano UDC
Subject: RE: [Konveio Inquiry] Planning & Zoning Module 1

Good afternoon, Audrey, thank you for your email and feedback. All public comments will be provided to the Rewrite Advisory Committee, Planning & Zoning Commission, and City Council as part of the public review process. New and revised zoning districts that allow for smaller homes are proposed in the Unified Development Code: Detached Small-Lot (RDS), Townhouse Small-Lot (RTS), and Neighborhood Design (RND). We will also review the standards for backyard cottages (accessory dwelling units on single detached properties) – which are currently permitted with some restrictions in most neighborhoods – when we get to Module 4 of the project. We hope that these updates will support the [comprehensive plan policies on housing and neighborhoods](#).

Project information, including public meeting dates and materials, is linked on the project website, [Plano.gov/UDC](#).

Please let us know if you have any questions about the project.

Regards,

Please take a moment to complete the City of Plano [Customer Satisfaction Survey](#).



Planning Department

Serving Since 2022

Jordan Rockerbie, AICP
Lead Planner – Development Services

1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

Tel: 972-941-7151
JRockerbie@Plano.gov
[Plano.gov](#)

From: noreply@konveio.email <noreply@konveio.email>
Sent: Thursday, April 3, 2025 4:26 PM
To: City of Plano UDC <<mailto:UDC@plano.gov>>
Subject: [Konveio Inquiry] Planning & Zoning Module 1

This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. Please report all suspicious messages using the Report Message button in Outlook.

Audrey Gibbs ([REDACTED]) sent a message using the contact form at <https://planoudc.konveio.com/contact>.

I have an issue with the focus being on Multi-housing and retail instead of parks and single family/single story homes. Most of the multihousing apartments are very high value apartments and are not for the normal 9-5 or retired persons. Some people live in Plano their entire lives pouring their time and talents into Plano only to be left trying to figure out how to continue to live here. The freeze on taxes helps UNTIL they need to downsize for a 3-4 bedroom home to a smaller home. There are very few smaller homes in Plano so we could very well lose these talented people that enrich all of our lives. The homes and apartments being built here are not for the younger families - they cannot afford them. We have a lack of smaller affordable homes in Plano. We need a community with smaller homes for those living on a single or retired income. I never see this issue being addressed.

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Jordan Rockerbie

From: City of Plano UDC
Sent: Friday, May 2, 2025 4:10 PM
To: [REDACTED]
Cc: City of Plano UDC
Subject: RE: [Konveio Inquiry] Rewrite Definitions

Good afternoon, Michael, thank you for your email and feedback. All public comments will be provided to the Rewrite Advisory Committee, Planning & Zoning Commission, and City Council as part of the public review process. Each module will be made available for public review and comment during the Module Writing Phase, and public hearings before the Planning & Zoning Commission and City Council are required during the Adoption Phase. Project information, including public meeting dates and materials, is linked on the project website, [Plano.gov/UDC](https://plano.gov/UDC).

Please let us know if you have any questions about the project.

Regards,

Please take a moment to complete the City of Plano [Customer Satisfaction Survey](#).



Planning Department

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Jordan Rockerbie, AICP

Lead Planner – Development Services

1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

Tel: 972-941-7151

JRockerbie@Plano.gov
[Plano.gov](https://plano.gov)

From: noreply@konveio.email <noreply@konveio.email>

Sent: Tuesday, April 22, 2025 9:18 PM

To: City of Plano UDC <UDC@plano.gov>

Subject: [Konveio Inquiry] Rewrite Definitions

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Michael Strobel [REDACTED] sent a message using the contact form at <https://planoudc.konveio.com/contact>.

What happened to the 'Phase' in the process which defines "Public Presentation" that should go between the 'Rewrite Phase' and the 'Adoption Phase'.? Terrible plan, process, and lack of transparency to Plano citizens by government. As a 30+ year resident in a SF1 zone, now I have to watch out for the city's new agenda to allow FRAT HOUSE living in my neighborhood?!? I never did like the 'subtlety' of this Plano 'district naming' P&Z games either. You are masters at public deception with the layers and sublayers of zoning definitions. You're just making it worse to joke about the Comprehensive Plan, and continue to 'legislate' MORE high density with all of this. Shameful.

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From: [Jordan Rockerbie](#)
To: [Jamee Jolly](#)
Cc: [Christina Sebastian](#); [Christina Day](#)
Subject: RE: City Development Code Review and Update
Date: Tuesday, April 29, 2025 1:25:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[image007.png](#)
[25-04-03 Rewrite Advisory Committee Packet.pdf](#)

Good afternoon, Jamee,

Module 1B contains land use definitions, but there is no map of where in the city each defined land use is permitted.

What your member is likely interested in is an equivalency map showing the renamed zoning districts from Module 1A, which we plan to have for upcoming P&Z and Council meetings but do not have prepared just yet. There is an equivalency table showing the proposed renaming of zoning districts included as one of the attachments in the April 3, 2025, Rewrite Advisory Committee packet (<https://www.plano.gov/2208/Rewrite-Advisory-Committee>). A copy is attached for convenience.

The zoning districts control unit density, building height, and other building requirements. The review copy has been taken offline since comments closed, but the complete text is still available as part of the packet. At this time, changes to district boundaries are not proposed. We will be taking a closer look at where different uses are permitted in Module 4 of the project, when we review use-specific standards.

There's quite a bit of material, so I would be happy to have a call to go over some of the changes if you think that would be beneficial.

Thank you,

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Jordan Rockerbie, AICP

Lead Planner – Development Services

1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

Tel: 972-941-7151

JRockerbie@Plano.gov

Plano.gov

From: Jamee Jolly <[REDACTED]>

Sent: Thursday, April 24, 2025 1:15 PM
To: Jordan Rockerbie <jrockerbie@plano.gov>
Cc: Christina Sebastian <christinas@plano.gov>; Christina Day <Chrisd@plano.gov>
Subject: RE: City Development Code Review and Update

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Hi Jordan,

I had a member ask me when a new map showing where all of the items in Module 1B are and what the # of Units, Densities, Heights and info like that will be for each one. Do you have plans to release a map at some point?



A handwritten signature in cursive script that reads 'Jamee'.

Jamee Jolly, CAE, IOM
President & CEO

The Real Estate Council

3100 McKinnon Street, No. 1150 | Dallas, TX 75201

D [REDACTED] | O [REDACTED] | C [REDACTED]

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From: Jordan Rockerbie <jrockerbie@plano.gov>
Sent: Wednesday, April 16, 2025 1:45 PM
To: Jamee Jolly [REDACTED]>
Cc: Christina Sebastian <christinas@plano.gov>; Christina Day <Chrisd@plano.gov>
Subject: RE: City Development Code Review and Update

Good afternoon, Jamee,

The project has four modules, some of which could be divided further. For example, Module 1 has been divided into Module 1A (Zoning Districts and Nonresidential Uses) and Module 1B (Residential and Institutional Dwelling Uses). The review copy of Module 1A is open for

feedback through April 17, and Module 1B will be posted for feedback on April 18 through May 1. We expect to have Module 2 (Definitions, Provisions, and Procedures) available for feedback this summer. Module writing is expected to wrap early next year.

After the module writing, the complete draft UDC will be presented to the Planning & Zoning Commission before public hearings. There will be additional feedback opportunities as part of the standard public hearing process.

I recommend subscribing to project updates through [Engage Plano](#), where future feedback opportunities will be published and emailed to subscribers. See [Plano.gov/EngagePlano](#)

Please note that Engage Plano is only being used for its subscriber notification capabilities, and the majority of project information, including meeting dates and packets, will be posted on the main project website, [Plano.gov/UDC](#)

I am the manager of this project, so please let me know if you have any additional questions.

Thank you,

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Jordan Rockerbie, AICP

Lead Planner – Development Services

1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

Tel: 972-941-7151

JRockerbie@Plano.gov

Plano.gov

From: Christina Day <Chrisd@plano.gov>

Sent: Wednesday, April 16, 2025 12:11 PM

To: Jamee Jolly <[REDACTED]>

Cc: Christina Sebastian <christinas@plano.gov>; Mike Bell <Mbell@plano.gov>; Linette Magana <Lmagana@plano.gov>; Drew Brawner <Dbrawner@plano.gov>; Jordan Rockerbie <jrockerbie@plano.gov>

Subject: RE: City Development Code Review and Update

Jamee,

Thank you for your ongoing support. This is very helpful.

Sincerely,

Christina

Please take a moment to complete the City of Plano [Customer Satisfaction Survey](#).



Planning



Christina D. Day

Director of Planning

1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

Tel: 972-941-7151

chrisd@plano.gov

Plano.gov

Planoplanning.org

From: Jamee Jolly [REDACTED] >

Sent: Wednesday, April 16, 2025 11:13 AM

To: Christina Day <Chrisd@plano.gov>

Cc: Christina Sebastian <christinas@plano.gov>; Mike Bell <Mbell@plano.gov>; Linette Magana <Lmagana@plano.gov>; Drew Brawner <Dbrawner@plano.gov>

Subject: RE: City Development Code Review and Update

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Christina and team,

I have had two different development partners review Module 1. Below is a recap of their feedback. Also, when will the next phase of review take place and how many total modules will there be? I think I see four outlined on the website. I want to make sure we have adequate notice so I can get these members to take a look.

We have reviewed the attached documents and had our architect, Boka Powell, review as well. Neither of us saw anything obvious that would be of concern. Mostly renaming and providing better definition of each use and aligning with their Comprehensive Plan.

They have created more districts, mostly for residential.

Thanks!

|



Jamee Jolly, CAE, IOM
President & CEO

The Real Estate Council

3100 McKinnon Street, No. 1150 | Dallas, TX 75201

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From: Christina Day <Chrisd@plano.gov>

Sent: Friday, April 4, 2025 8:54 AM

To: Jamee Jolly <[REDACTED]>

Cc: Christina Sebastian <christinas@plano.gov>; Mike Bell <Mbell@plano.gov>; Linette Magana <Lmagana@plano.gov>; Drew Brawner <Dbrawner@plano.gov>

Subject: RE: City Development Code Review and Update

Jamee,

Thank you for reaching out. It's great to hear from you.

You are entering the [code rewrite](#) process at the perfect time. We are early in our considerations, with the [initial module in its comment phase](#). It is focused on zoning and subdivision regulations.

We are in another process to update software for permitting across Building Inspections, Engineering, Neighborhood Services and Planning. This platform should substantially enhance customer service and is on track to go live at the end of 2027. I'll keep you in mind for any testing and feedback opportunities.

I look forward to your comments, and thank you for your ongoing partnership with the city.

Sincerely,
Christina

Please take a moment to complete the City of Plano [Customer Satisfaction Survey](#).



Christina D. Day

Director of Planning

1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074



Tel: 972-941-7151
chrisd@Plano.gov
Plano.gov
Planoplanning.org

From: Jamee Jolly [REDACTED] >
Sent: Thursday, April 3, 2025 2:56 PM
To: Christina Day <Chrisd@plano.gov>
Subject: City Development Code Review and Update

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Hi Christina,

I hope all is well. We have not crossed paths recently, but I am excited to be in a new role with TREC in Dallas. Our membership of commercial real estate professionals consists of 2,000 members, representing 600 companies. We have been very involved with the City of Dallas' recent work to improve their permitting process, as well as addressing changes that could be made in their development code. A member made me aware of Plano's decision to embark on that same process and I was reaching out to learn more. I am hoping we have not missed the opportunity to provide feedback. Our esteemed membership includes many companies that do business in Plano including Hines, Granite, Centurion America and so on.

Please let me know what we can do to be involved and bring value to the process.

All my best,



Jamee Jolly

President & Chief Executive Officer
The Real Estate Council
3100 McKinnon Street, No. 1150 | Dallas, TX 75201

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We are in another process to update software for permitting across Building Inspections, Engineering, Neighborhood Services and Planning. This platform should substantially enhance customer service and is on track to go live at the end of 2027. I'll keep you in mind for any testing and feedback opportunities.

I look forward to your comments, and thank you for your ongoing partnership with the city.

Sincerely,
Christina

Please take a moment to complete the City of Plano [Customer Satisfaction Survey](#).



Christina D. Day

Director of Planning

1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

Tel: 972-941-7151
chrisd@plano.gov
plano.gov
planoplanning.org

From: Jamee Jolly [REDACTED]
Sent: Thursday, April 3, 2025 2:56 PM
To: Christina Day <chrisd@plano.gov>
Subject: City Development Code Review and Update

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Hi Christina,

I hope all is well. We have not crossed paths recently, but I am excited to be in a new role with TREC in Dallas. Our membership of commercial real estate professionals consists of 2,000 members, representing 600 companies. We have been very involved with the City of Dallas' recent work to improve their permitting process, as well as addressing changes that could be made in their development code. A member made me aware of Plano's decision to embark on that same process and I was reaching out to learn more. I am hoping we have not missed the opportunity to provide feedback. Our esteemed membership includes many companies that do business in Plano including Hines, Granite, Centurion America and so on.

Please let me know what we can do to be involved and bring value to the process.

All my best,



Jamee Jolly

President & Chief Executive Officer

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Attachment G



RE: BG and MDT

From Frank Turner <[REDACTED]>

Date Mon 6/9/2025 9:51 AM

To Christina Day <Chrisd@plano.gov>; Drew Brawner <Dbrawner@plano.gov>; Dan Sefko (dan.sefko@freese.com) <dan.sefko@freese.com>; Michelle D'Andrea <michelled@plano.gov>; Paige Mims <Paigem@plano.gov>

Cc Phyllis Jarrell <[REDACTED]>; Frank Turner <[REDACTED]>

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Thanks. The PD question on base zoning is complicated. Many PDs contain a statement like this: "The permitted uses and standards will be in conformance with the Downtown Business/Government (BG) District unless otherwise specified herein." I think there is a good argument that changing the base zoning to a new district (classification) requires specific notice and meeting other procedural requirements of rezoning. We have frequently amended standard zoning districts without considering how it impacts PDs. Maybe this is a difference without distinction. However, MDT is a new district, not just an amended BG district. I suggest contacting Kim Mickelson and Craig Farmer. They are studying the bills that were approved during the last session.



Frank F. Turner, FAICP

From: Christina Day <Chrisd@plano.gov>

Sent: Monday, June 9, 2025 9:08 AM

To: Frank Turner <[REDACTED]>; Drew Brawner <Dbrawner@plano.gov>; Dan Sefko (dan.sefko@freese.com) <dan.sefko@freese.com>; Michelle D'Andrea <michelled@plano.gov>; Paige Mims <Paigem@plano.gov>

Cc: Phyllis Jarrell <[REDACTED]>

Subject: RE: BG and MDT

Frank,

We are focusing our efforts on the impacts of the legislature now and are paused on the rewrite efforts. Given the number of bills, we are still analyzing the impacts.

Thank you for your comments. We are considering non-conformities and vesting as part of the project.

We do not have a final answer on PDs at this time.

We anticipate the map will change to reflect the new districts via equivalency, but no decision is final. Individual property rezonings are not proposed at this time; those considerations, along with PDs, are likely a second phase of the project.

We are tasked with creating zoning to aid in implementing the comprehensive plan. While that will no doubt be impacted by legislation, that is Council's direction to-date.

Sincerely,
Christina

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Christina D. Day

Director of Planning

1520 K Avenue, 2nd Floor
Suite 250, Plano, Texas 75074

Tel: 972-941-7151

chrisd@plano.gov

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From: Frank Turner [REDACTED]
Sent: Saturday, June 7, 2025 3:41 PM
To: Christina Day <Chrisd@plano.gov>; Drew Brawner <Dbrawner@plano.gov>; Dan Sefko (<dan.sefko@freese.com>) <dan.sefko@freese.com>; Michelle D'Andrea <michelled@plano.gov>; Paige Mims <Paigem@plano.gov>
Cc: Frank Turner [REDACTED]; Phyllis Jarrell [REDACTED]
Subject: BG and MDT

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You have a huge task before you, made even more difficult by state law. My focus is on downtown. I'd first like to better understand your objectives in amending (or replacing) the BG district. What isn't working that needs to be fixed? I'd like to see the district more arts friendly. Galleries, studios, and performance venues should be permitted by right, as an example. I would like to eliminate all required parking but can support 1 space per unit for MF.

SB 840 – I'm sure you are studying SB 840. It has huge city-wide impact. As I read it, BG and MDT have unrestricted right to multifamily and mixed-use development. Height and parking requirements apply but are less restrictive. What multifamily use is permitted downtown under SB 840?

Use of PDs – Most PDs are tied to a base zoning district. For downtown, that means BG. Most of the large downtown mixed-use projects are zoned PD with BG serving as the base district. Are you proposing to change the base zoning from BG to MDT? Will each PD be reviewed to determine the

effect of changing the base zoning? There is a plausible argument that the base zoning is vested. Read Section 245.004.02. Many PDs state that the regulations of the cited base district apply except as modified by the PD. What happens when that district is repealed. Do the old regulations still apply? Regardless, the changes are substantive and PD property owners should receive specific notice of changes. These changes may affect adjacent properties too. This is true of all PDs.

Changing zoning regulations will likely create many non-conforming buildings and uses. State law on non-conforming development needs careful review. Property owners need to be informed of their rights under vesting (Sec. 245.004) and non-conforming (Sec. 211.019) provisions of the Local Government Code. In addition to property owners, P&Z and Council need to be informed of conflicts and issues arising from vesting of existing regulations and non-conformance created by new regulations.

It would be nice to have a side-by-side use chart for each new district and the district it replaces. Please keep SUPs to a minimum. If an SUP is required, criteria for approval would be useful.

Keep the district regulations as uniform as possible. For example, specifying different allowable MF densities based on proximity to a rail station creates arbitrary boundaries and raises questions on vesting if a plan expires or non-conformance following development. Under the current draft, the allowable multifamily density in MDT based on the distance from a rail station platform. Is that to be measured from the center or edge of the platform, or the property? Is it based on walking distance or a straight line? Does the density allowance apply to the whole property or just the portion within the specified distance?

Are map changes proposed? For example, will the area north of the RAILSIDE project be proposed for a city-initiated rezoning?

Sec. 245.004. EXEMPTIONS. This chapter does not apply to:

- (1) a permit that is at least two years old, is issued for the construction of a building or structure intended for human occupancy or habitation, and is issued under laws, ordinances, procedures, rules, or regulations adopting only:
 - (A) uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization; or
 - (B) local amendments to those codes enacted solely to address imminent threats of destruction of property or injury to persons;
- (2) municipal zoning regulations that do not affect landscaping or tree preservation, open space or park dedication, **property classification**, lot size, lot dimensions, lot coverage, or building size or that do not change development permitted by a restrictive covenant required by a municipality;
- (3) regulations that specifically control only the use of land in a municipality that does not have zoning and that do not affect landscaping or tree preservation, open space or park dedication, lot size, lot dimensions, lot coverage, or building size;
- (4) regulations for sexually oriented businesses;
- (5) municipal or county ordinances, rules, regulations, or other requirements affecting colonias;
- (6) fees imposed in conjunction with development permits;
- (7) regulations for annexation that do not affect landscaping or tree preservation or open space or park dedication;
- (8) regulations for utility connections;
- (9) regulations to prevent imminent destruction of property or injury to persons from flooding that are effective only within a flood plain established by a federal flood control program and enacted to prevent the flooding of buildings intended for public occupancy;
- (10) construction standards for public works located on public lands or easements; or
- (11) regulations to prevent the imminent destruction of property or injury to persons if the regulations do not:

- (A) affect landscaping or tree preservation, open space or park dedication, lot size, lot dimensions, lot coverage, building size, residential or commercial density, or the timing of a project; or
- (B) change development permitted by a restrictive covenant required by a municipality.



Frank F. Turner, FAICP



RE: Use Definitions

From Frank Turner [REDACTED]
Date Tue 6/10/2025 1:43 PM
To Christina Day <Chrisd@plano.gov>; Drew Brawner <Dbrawner@plano.gov>; Dan Sefko (dan.sefko@freese.com) <dan.sefko@freese.com>; Michelle D'Andrea <michelled@plano.gov>; Paige Mims <Paigem@plano.gov>; bennett@ratliffgroup.com [REDACTED]
Cc Phyllis Jarrell ([REDACTED]) [REDACTED]; Frank Turner [REDACTED]

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One more.

-
Private Club: Private Clubs are permitted as a use by right in BG and CB-1. Alcohol beverage sales in a private club may account for 100% of retail the sales. The only other location permitting 100% sale alcohol is a fraternal organization.



Frank F. Turner, FAICP

From: Frank Turner
Sent: Tuesday, June 10, 2025 1:24 PM
To: Christina Day <chrisd@plano.gov>; Drew Brawner <Dbrawner@plano.gov>; Dan Sefko (dan.sefko@freese.com) <dan.sefko@freese.com>; Michelle D'Andrea (michelled@plano.gov) <michelled@plano.gov>; Paige Mims (Paigem@plano.gov) <Paigem@plano.gov>; [REDACTED]
Cc: Frank Turner <[REDACTED]>; Phyllis Jarrell ([REDACTED]) <[REDACTED]>; [REDACTED]
Subject: Use Definitions

Below are comments on the use definitions included in the last advisory committee packet.

-
Use Definitions

-
New Terms: The draft contains many new terms; many merely replace existing terms. New terms should only be added if:

- It is essential to categorizing the use in zoning district(s).
- It is a "term of art" commonly used in law or by the development profession.

- It consolidates uses under a more generic term.

Private Room: This term should be broadened to include suites. Current regulations permit a second kitchen provided it is interconnected to the main living quarters. The secondary suites are good for multigenerational households, live-in care and guests. Don't eliminate second kitchens.

-
Independent Living: This term applies primarily but not exclusively to seniors. Check federal law for appropriate terminology. "Age restricted housing" may be more appropriate term.

Housing Types: Try to further consolidate terms.

Retail Incidental: Office buildings, hotels and many other uses frequently have incidental retail. How is this regulated in the draft ordinance?

Fraternal Organizations: Fraternal and veteran organizations may enjoy certain protections and exemptions under state law. This use definition may need to be retained.

Public Utilities/Private Utilities: Transmission lines are listed under public utilities. Most are privately owned.

Fueling Station: Fueling station is added to replace convenience store. Convenience stores exist without fueling stations. It may be useful to retain the definition, especially in the context of mixed-use and planned developments. It may be useful to distinguish the giant fueling stations (Buc-ees) from smaller neighborhood corner stores. Large fueling stations are commonly associated with large supermarkets and warehouse retail clubs.

Recreation and Entertainment: Commercial Amusement is renamed Recreation and Entertainment. Below are the draft definitions:

Indoors: A facility or portion of a building where indoor activities are conducted for recreational, entertainment, physical fitness, or educational purposes. Such facilities may be open to the public, operate on a membership basis, or cater to private guests, and include uses that are fully enclosed within a structure. Typical uses include commercial amusement venues (e.g., bowling alleys, skating rinks, arcades, laser tag, indoor adventure parks, gun ranges), movie theaters, health and fitness centers (including larger exercise or physical therapy facilities), art classes, music lessons, and studios for dance, gymnastics, or martial arts.

Outdoors: A facility, area, or lot used for recreational, entertainment, or amusement activities that occur partially or entirely outdoors. Such uses may include open-air or partially covered structures and may be operated on a fee, admission, or membership basis. Typical uses include drive-in theaters, batting cages, miniature golf courses, go-kart tracks, driving ranges, outdoor adventure parks, carnivals, or similar activities designed for public or participant enjoyment. This use does not include outdoor gun ranges.

It would be good to add court games and performance venues to both Indoor and Outdoor Recreation and Entertainment use definitions. Such developments may also include food and beverage service, and food trucks and other pop-up uses.

Art and Cultural Facilities: A definition is needed for art and cultural facilities. This use classification must be broad and may need subcategories. Uses within this classification should include performance and rehearsal venues, galleries, studios, artisan workshops, scene shops, storage facilities. This use should be allowed in most non-residential districts. Many art and cultural facilities are compatible with office uses. Still other art and cultural facilities are compatible with light commercial and industrial uses.

Print Shop (minor): Printshops are now multipurpose business support facilities, including services such as photocopying, binding, packaging, passport photos, mail centers, shopping pick-up and return centers, and more. This definition needs to be broadened.

Alternative Financial Services: Review state law governing the use and clarify the definition.

Personal Service: This definition needs to be broadened to include professional services such as legal, counseling, accounting, brokerage and similar services. Massage therapy should be added.

Commissary and Commercial Kitchen: These uses could be combined into a single classification.

Mini Warehouse and Public Storage: The definition limits the size of storage unit to 500 square feet. Should it be larger to better accommodate business needs?

Industrial (Heavy): The distinction between light and heavy industry rests on the subjective standard of the use's "potential to generate significant emissions, hazards, smoke, noise, fumes, dust, odor, vibration, or similar nuisances." A more definitive standard is needed.

Agricultural Use: Consider distinguishing the raising of plants and animals from the retail and wholesale sale of plants and animals, contracting and installing landscaping.

Vehicle Sales: Should the sale of new vehicles be classified separately from used vehicle sales? Should there be a separate class for showcasing vehicles without an on-site inventory for direct sales?



Frank F. Turner, FAICP



Downtown Zoning

From Frank Turner [REDACTED]
Date Wed 6/11/2025 9:57 AM
To Michelle Hawkins <michelleha@plano.gov>; Drew Brawner <Dbrawner@plano.gov>
Cc Ron Pierce ([REDACTED]) <[REDACTED]>; Connor Chaddick <[REDACTED]>; Pierce Cravens <[REDACTED]>; Bonnie Shea ([REDACTED]) <[REDACTED]>; Corey Reinaker <[REDACTED]>

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It would be good for the city to hold a meeting with downtown property owners to review the draft zoning regulations.

Frank



Frank F. Turner, FAICP
[REDACTED]
[REDACTED]