

**JOINT MEETING
OF THE PLANO CITY COUNCIL AND
PLANNING & ZONING COMMISSION**

THE PLANO CITY COUNCIL AND PLANNING & ZONING COMMISSION WILL CONVENE INTO A JOINT MEETING FOR A WORK SESSION AT 3:00 P.M. ON MONDAY, JANUARY 24, 2022 IN THE MUNICIPAL CENTER, 1520 K AVENUE, TRAINING ROOM A, IN COMPLIANCE WITH VERNON'S TEXAS CODES ANNOTATED, GOVERNMENT CODE CHAPTER 551 (OPEN MEETINGS ACT), AS FOLLOWS:

Our Vision - Plano is a global economic leader bonded by a shared sense of community where residents experience unparalleled quality of life.

This Work Session will be held in person in Training Room A. A quorum of the City Council and Planning & Zoning Commission, including the presiding officers, will participate in person. The facility will be open to members of the public. Limited seating is available in Training Room A with overflow seating in the Senator Florence Shapiro Council Chambers. Seats are available on a first come, first served basis.

To register to speak at the work session, please visit https://forms.plano.gov/Forms/Sign_Up_Citizen. Online registration opens at 5:00 p.m. on the Wednesday prior to the meeting and closes at **noon** on the day of the meeting. Those wishing to speak must register online prior to the deadline. Onsite registration is not available for this work session.

Emails regarding agenda items may be submitted to: councilcomments@plano.gov

The purpose of this meeting is to present and engage in a work session regarding development processes, regulations and the comprehensive plan as outlined in this agenda. Although land use policies may relate to pending or future zoning cases, the discussion of these areas is not a substitute for any required public hearings nor shall the discussion be for the purpose of deliberation or determining any future zoning action by either body for any case. This work session is for discussion between the two bodies on the planning and zoning policy. The City Council and Planning & Zoning Commission will discuss the following items:

Call to Order

Executive Session

In accordance with Vernon's Texas Codes Annotated, Government Code, Chapter 551, Open Meetings Act:

- I. Legal Advice
 - a) Regarding Comprehensive Plan dashboards, findings required by ordinance, Comprehensive Plan and Zoning Ordinance alignment and Planning & Zoning reports to Council.

Open Session

- I. Presentation, Discussion and Exercises
 - a) Development Process
 - b) Comprehensive Plan, Rezoning and Findings
 - c) Development Regulations
 - d) Alignment of Comprehensive Plan and Zoning Ordinance

Adjourn

Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 972-941-7120.

Date: January 19, 2022

To: Honorable Mayor and City Council
Planning & Zoning Commission (P&Z)

From: Christina Day, AICP, Director of Planning
Michael Bell, AICP, Comprehensive Planning Manager

Subject: Joint Work Session Meeting

The purpose of this memo is to provide an overview of the topics to be covered during the *Presentation, Discussion and Exercises* portion of the joint meeting. For the purposes of meeting efficiency, all participants are encouraged to review the links and supplementary materials below in advance of the meeting.

Topic 1: The Development Process

One of the primary responsibilities of the City Council and Planning & Zoning Commission is establishing regulations for development for both immediate health and safety, and to accomplish long term policy goals. During this portion of the exercise, Planning staff will provide a brief overview of the city's development process, including the general steps and timeline for reviewing applications, the major policy and regulatory documents involved, and the role of various stakeholders in the process. It will conclude with an opportunity for questions from the Council and P&Z.

Supplemental Materials:

- Link 1: [Zoning Ordinance](#)
- Link 2: [Subdivision Ordinance](#)
- Link 3: [Zoning & Land Development Webpage](#)

Topic 2: Future Land Use Dashboards and Findings

This portion will allow the Council and P&Z to learn more about the relationship between comprehensive plans and zoning; and specifically how the recently adopted Comprehensive Plan 2021 and Findings Policy will be used in zoning cases consistent with the Redevelopment and Growth Management policy and action statements. Planning staff will facilitate an exercise with hypothetical rezoning scenarios that trigger the findings process and allow the Council and P&Z to practice completing a Findings Form.

Supplemental Materials:

- Link 4: [Redevelopment & Growth Management Policy](#)
- Link 5: [Findings Policy](#)
- Link 6: [Future Land Use Dashboards](#)

- Attachment A: Scenario 1 – Zoning Case Write-up (for training purposes only)
- Attachment B: How to Read the Dashboards
- Link 7: [Community Corners \(CC\) Dashboard](#)
- Attachment C: Sample Findings Forms

Topic 3: Zoning Ordinance

In Topic 3, participants will receive a brief overview of the Zoning Ordinance and how it is used in the Development Review process. Then, the P&Z and Council will take part in a two-part exercise: first, playing the role of a planner reviewing relevant sections of the Zoning Ordinance in preparation for a Pre-Application Meeting and, second, the roles of developer and various departments discussing the project during the meeting.

Supplemental Materials:

- Attachment D: Worksheet & Supplemental Materials

Topic 4: Comprehensive Plan/Zoning Alignment

During this portion of the training, a facilitated discussion and feedback will be held on various aspects of the Zoning Ordinance that may require adjustments based on the new Comprehensive Plan 2021. Staff is looking for direction on the level of interest in reviewing each of these topics. These include:

A. Retirement Housing in Non-residential Districts

Issue: The Comprehensive Plan 2021 combines multifamily and independent living uses together under the moniker of “Multifamily Types” and provides recommendations for their percentage in the mix of uses in each of the Future Land Use categories. This is intended to provide the community more detailed expectations of where more of the types of development may be supported. However, the Zoning Ordinance allows Independent Living Facilities by-right or through Specific Use Permit in many non-residential zoning districts to support this use for a number of still-valid policy reasons, such as the aging population, housing demand, and imbalance of retail property. Additionally, the maximum densities permitted in zoning may be much higher than currently recommended under the Comprehensive Plan. This conflict in allowances and density standards sends mixed signals to the development community. The divergence also presents challenges in making reasonable assumptions for housing and population projections.

Supplemental Materials:

- Attachment E: Use Tables – Independent Living Facilities
- Attachment F: Retirement Housing – Use-Specific Standards

B. Multifamily in the Commercial Employment (CE) District

Issue: The majority of the land zoned Commercial Employment (CE) in the city is located within areas designated as Employment Center (EC) on the Future Land Use Map. The EC designation clearly states that residential uses are not appropriate; however, the EC district continues to permit Independent Living Facilities by-right and Multifamily Residence and Mid-Rise Residential uses with approval of a Specific Use Permit. This

continued allowance may lead to conflicts between community expectations based on the Comprehensive Plan and zoning land use allowances. The zoning standards may also lead developers to an unrealistic expectation of what the community may support in these areas.

Supplemental Materials:

- Attachment G: Use Tables – Commercial Employment
- Link 8: [Employment Centers \(EC\) Dashboard](#)

C. US 75 Corridor Redevelopment

Issue: The Comprehensive Plan makes redevelopment along the US 75 corridor a key priority through both the Expressway Corridors (EX) dashboard and the Redevelopment of Regional Transportation Corridors Policy. The Plan has an allowance of 0-15% Single-Family Detached or Attached Types and 70-85% Multifamily Types; yet, the Corridor Commercial (CC), Regional Commercial (RC), and Regional Employment (RE) zoning districts, which make up approximately 91% of the city's highway frontage in the EX Category, do not allow consideration for most of these uses without the creation of a Planned Development (PD). The corridor's current zoning standards often do not align with other elements of the Comprehensive Plan dashboards' desirable character defining elements, such as open space, streetscape, density and intensity. Again, this misalignment drives zoning to PD standards which are costly to create and administer.

Supplemental Materials:

- Link 9: [Expressway Corridors Dashboard](#)
- Link 10: [Redevelopment of Regional Transportation Corridors Policy](#)
- Attachment H: Use Tables – CC, RC, and RE

D. Open Space Standards

Issue: The Comprehensive Plan 2021 sets a standard for open space across the city through the Desirable Character Defining Elements, and yet usable open space standards in the zoning ordinance apply only to a handful of residential zoning districts. Many rezoning requests are placing residential uses in commercial districts. The Zoning Ordinance relies heavily on setbacks, landscape edges, and parking lot landscaping to provide open space in new developments. Where usable open space is required, it is often a minimum of 5 or 10%, less than the amount typically recommended by the Future Land Use Dashboards, especially for higher density and residential areas. Amendments are needed to implement Action RGM4 of the Redevelopment and Growth Management Policy.

Supplemental Materials:

- Attachment I: Usable Open Space Table
- Attachment J: Usable Open Space Standards
- Link 11: [Redevelopment and Growth Management Policy](#)

E. Mixed-Use and Transit-Oriented Development Standards

Issue: The Comprehensive Plan 2021 has various actions in the Land Use, Community Design, Transit-Oriented Development, and Redevelopment and Growth Management Policies that call for new or updated standards for mixed-use development that meet the community's preferences for open space, phasing, design, pedestrian enhancements, connectivity, and more. However, the Zoning Ordinance, Subdivision Ordinance, and Thoroughfare Standards continue to heavily rely on standards that promote a development form that are not up to current industry standards. This has led to an abundance of Planned Development requests that utilize the Urban Mixed-Use (UMU) standards, specifically for parking and street design. Each Planned Development requires a significant amount of staff time negotiating standards unique to specific sites.

Supplemental Materials:

- Link 12: [Land Use Policy](#)
- Link 13: [Community Design Policy](#)
- Link 14: [Transit-Oriented Development Policy](#)
- Link 15: [Redevelopment and Growth Management Policy](#)
- Link 16: [DRAFT Mixed-Use Design Standards](#)

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 24, 2022

Agenda Item No. 2

Public Hearing: Zoning Case 2022-999

Applicant: Fantastic Land Development, Inc.

DESCRIPTION:

Request to rezone 13.2 acres located at the northwest corner of Noname Street and Madeup Drive **from** Retail **to** Planned Development-Retail. Zoned Retail. Project #ZC2022-999.

REMARKS:

The applicant is requesting to rezone the subject property from Retail to Planned Development-Retail to accommodate a neighborhood-scale, mixed-use redevelopment consisting of townhomes, retirement housing, and retail businesses with usable open space and walkable connections to adjacent neighborhoods. The purpose of the Retail district is “to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing.”

Existing Site Conditions

The site is located within 1000 feet of light rail and is currently zoned Retail. The site is a traditional retail corner, made up of strip retail, pad sites, and surface parking lots. Two Type C Major Thoroughfares border the property to the east and south. While the site supports a mix of retail uses, there are numerous vacancies, and tenant retention is low, making this an underperforming retail corner.

Proposal

The residential aspects of the proposed development include:

- 60 two-story attached single-family residences
- A three-story, 100 unit independent living facility (ILF).

Both the townhomes and independent living facility will provide attached garage parking.

Non-residential uses include space for restaurants and a grocery store. Commercial buildings and surface parking will be located on the east side of the development, and the residential products will be located on the northwest side of the site. A 1.5-acre, tree-lined open space will be located south of the residential uses. Greenspace, trees, and sidewalks will serve as a buffer between the residential and non-residential uses. The developer is proposing the design elements such as seating, lighting, interactive water features, and landscaping, to be incorporated throughout and around the perimeter of the site. Additionally, walking paths, bike and scooter infrastructure, and electric charging stations will be incorporated throughout the site to support emerging micromobility and transportation trends.

Currently, this 13.2-acre site supports retail uses, which account for 12.8 acres (or 557,568 sq. ft.) of the area. This request would decrease retail uses by 6.8 acres (or 296,208 sq. ft.) and would result in following the mix of uses:

Comprehensive Plan Use Type	Existing Sq. Ft.	Proposed	Percent Change
Retail	557,568	261,360	-53%
Attached, Single-Family	0	121,968	100%
Multifamily	0	108,900	100%
Open Space	0	65,340	100%

Surrounding Land Use and Zoning

North	The properties are zoned Single-family Residence-7 (SF-7) and are developed with a school.
East	The property is zoned Corridor Commercial (CC) and is developed with professional/general administrative offices.
South	The properties are zoned Light Industrial-1 (LI-1) and are developed with open storage and professional/general administrative offices.
West	The properties are zoned Multifamily-Residence-2 (MF-2) and Neighborhood Office (O-1) and are developed with general professional offices and multifamily residential.

Conformance to the Comprehensive Plan

Future Land Use Map and Dashboards - The subject property is located within the [Community Corners \(CC\)](#) Category on the Future Land Use Map. The Community Corners future land use category applies to retail sites on the corners of major arterial roadways that traditionally serve the general retail, service, office, and institutional needs of surrounding neighborhoods. These areas are often anchored by uses such as a large grocery store, hardware store, department store, fitness center, or other big box retailer. Due to the abundance of retail zoning in Plano's development history and changes in retail consumer trends, these areas are increasingly susceptible to decline. Redevelopment is encouraged where appropriate to reduce excess retail square footage, increase green space, integrate new uses, improve walkability, limit visual impacts of parking, and enhance community form. Furthermore, innovative solutions that introduce useable open space and repurpose existing structures are desired to create unique

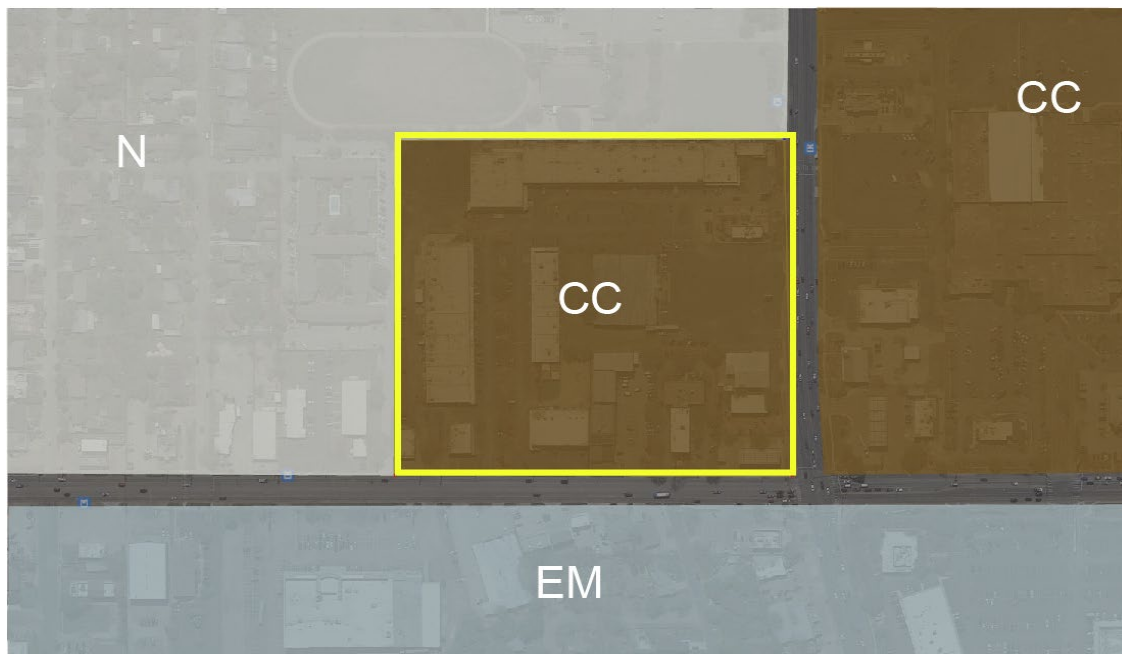
community gathering spaces in these corners. Adequate transitions in building setback and height must be considered when development is proposed near surrounding neighborhoods.

The introduction of residential uses are encouraged where buffered from adjacent neighborhoods, or when necessary to further the goals stated in the paragraph above and are provided in a context-sensitive manner. New housing should be thoughtfully integrated into the street network of the corner and, where feasible, safe and convenient connections from existing neighborhoods should be provided. In many cases, the layout of existing neighborhoods may preclude direct walking connections to these corners. Low-rise, single-family housing types are desired for compatibility with existing adjacent neighborhoods. Existing multifamily developments, which function as transitions from moderate-to-high intensity commercial areas, should be well maintained to preserve neighborhood character.

Priorities in these areas include:

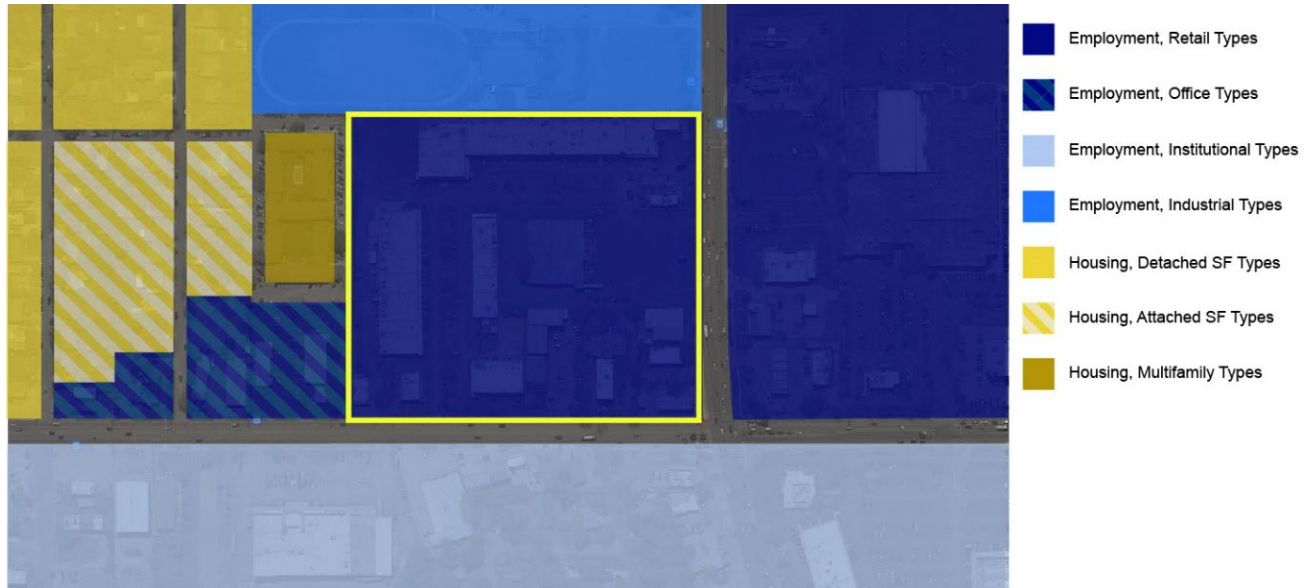
- Reducing excess retail zoning and square footage
- Innovative redevelopment concepts
- Green space & amenities

CC are located in the city's traditional four-corner retail locations. This category is intended to replace underperforming and excess retail and parking with new uses that enhance walkability and community form and provide community gathering and open spaces. Low-rise, single-family housing types may be developed in a context-sensitive manner to ensure compatibility with the existing adjacent neighborhoods.



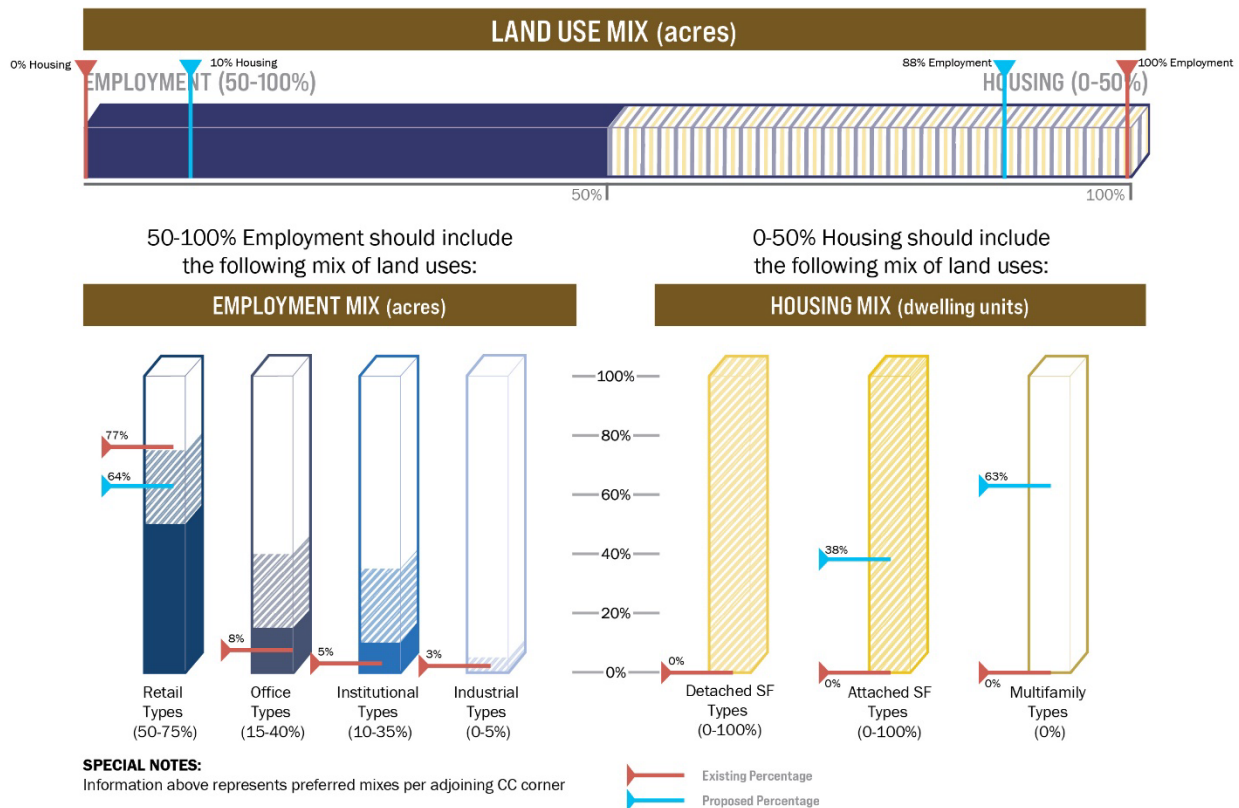
Map 1 - Future Land Use Map

Land Use and Housing Inventory (LUHI) - The LUHI is a tool developed to implement the Future Land Use Dashboards by classifying properties across the city into the Land Use Types described in the Comprehensive Plan. The approximately 13.2-acre property is currently classified as Retail Types in the LUHI, as shown below.



Map 2 - Land Use & Housing Inventory (LUHI)

Approval of the request would reclassify the property to a mix of Retail Types, Single-Family Attached Types; and Multifamily Types resulting in the following changes to the Mix of Uses in this area:



Land Use Mix: The request results in a decrease in Employment Types and an increase in Housing Types.

Land Use Mix (Acres)	Recommended	Existing	Proposed
Employment Types	50-100%	100%	88% (-12%)
Housing Types	0-50%	0.0%	10% (+10%)

Employment Mix: Approval of the request would result in a decrease in *Retail Types* from 77% to 64%. The percentage *Office*, *Institutional*, *Industrial Types* would not change.

Employment Mix (Acres)	Recommended	Existing	Proposed
Retail Types	50-75%	77%	64% (-12%)
Office Types	15-40%	15%	No Change
Institutional Types	10-35%	9%	No Change
Industrial Types	0-5%	3%	No Change

Housing Mix: Approval of the request would result in an increase in *Attached SF Types* from 0% to 38% and an increase in *Multifamily Types* from 0% to 63%. The percentage *Detached, Single-Family Types* would not change.

Housing Mix (Units)	Recommended	Existing	Proposed
Detached SF Types	0-100%	0.0%	No Change
Attached SF Types	0-100%	0.0%	38% (+38%)
Multifamily Types	0%	0.0%	63% (+63%)

Analysis

This request is consistent with the recommended amount of Attached, Single-Family Types (0-100%) in the CC Category and reduces the percent of Retail Types from 77% to 64%, bringing the percent of Retail Types within the Category's recommended range (50-75%). However, the request includes an Independent Living Facility, which is classified as multifamily and prohibited in the CC Category. Although the inclusion of Multifamily Types is inconsistent with the CC Category's land use mix, the request addresses the majority of the CC Category's elemental criteria by redeveloping an underperforming retail corner to a residential neighborhood that provides amenities and features that advance the city's suburban character, community gathering opportunities, and walkability.

Other Comprehensive Plan Policies and Actions

Staff also considered the following policies and actions of the Comprehensive Plan:

- Redevelopment & Growth Management Action 1 (RGM1): Action RGM 1 states that requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. However, the action does note proposals that do not strictly conform to these criteria, yet are found consistent with the [Guiding Principles](#) of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest, may be occasionally approved. Such approval should be carefully deliberated and [justified by findings](#), after gathering and considering substantial community input. Since this request does not meet the dashboard, it is disfavored. However, it may meet the criteria for findings due to other considerations as noted.
- Redevelopment & Growth Management Action 2 (RGM2): In alignment of RGM2, the applicant involved the surrounding community throughout the planning and design process to understand the needs of the surrounding community and garner support for this project. Specifically, the applicant sent informational mailers to property owners within a 500-foot radius of the site and to Home Owner Associations (HOA) within 1,500 feet of the site.

Local HOAs, business owners, and residents were invited to two community meetings to provide feedback as the concept plan developed. As a result of these discussions, the applicant learned that most of the surrounding community

supports this project because it introduces desirable commercial uses while reducing old underutilized parking lots. Community members also support replacing lagging retail space with open space and landscaping. For this reason, the community also welcomes the proposed sidewalk connections to adjacent neighborhoods.

The community's feedback also informed the site plan's layout. The height and scale of the independent living facility next to the surrounding single-family detached neighborhoods specifically raised concerns about privacy and compatibility. The proximity of the residential uses and active open space next to commercial uses and parking also created concerns about pedestrian safety. Incorporating this feedback, the applicant placed the SFA townhomes on the west side of the independent living facility, creating a buffer between the existing single-family detached neighborhoods. Additionally, green space was added to bifurcate the residential and commercial uses, and trees and landscaping were added around the perimeter of the property.

- Redevelopment & Growth Management Action 5 (RGM5): In alignment of RGM5-A, the applicant has dedicated no more than 50% of the square footage to residential uses, which make up 41% of the property. There are phasing requirements that include provision of open space concurrent with any residential development.
- Community Design Policy (CD): In alignment with the CD policy, this request incorporates elements that enhance the aesthetics, accessibility, and safety of the built environment. Specifically, the inclusion of the 1.5-acre open space creates social gathering opportunities for the local community. It reduces the city's heat retention by replacing surface parking with usable open space. To that end, the proposed landscaping, trees, lighting, and sidewalks promote safe social interactions and connectivity within the site and to the adjacent neighborhoods.
- Transit-oriented Development Policy (TOD): In alignment with the TOD policy, the request will redevelop an underperforming retail corner with a mix of residential products types and commercial uses within walking distance to a light rail station. The site's design and amenities, including bike infrastructure and sidewalks, additionally promote walking and multimodal use within the TOD walkshed.
- Pedestrian Environment Policy (PE): In alignment with the PE policy, this request enhances the pedestrian experience by incorporating features that increase the safety of pedestrians and multimodal users. Specifically, the inclusion of sidewalks, bike and scooter infrastructure, seating and lighting features, crosswalks, and green space and landscaping enhance the overall walkability within the site and to the adjacent neighborhoods and light rail.
- Revitalization of Retail Shopping Center Policy (RRSC): In alignment with the RRSC policy, this request will redevelop 13.2-acres of underperforming retail into a neighborhood-scale, mixed-use development that compliments the surrounding

neighborhoods in height, scale, and design. The proposed housing also advances the city's suburban character by providing attached, single-family townhomes and amenities that promote local activities and social interactions.

Special Housing Needs (SHN): In alignment with the SHN policy, this request creates housing opportunities for the senior community by including a 100-unit independent living facility that is in close proximity to goods and services and open space.

SUMMARY:

The request conforms to the Community Corner (CC) Dashboard criteria for Employment Types. It is disfavored due to lack of alignment with the Housing Mix because it introduces Multifamily Types, in the form of a 100-unit independent living facility, above the recommended amount of 0%. Therefore, findings are required to support this rezoning request.

The proposed mixed use development's height and scale is complementary to the existing neighborhoods, will reduce excess retail square footage and surface parking, and will provide new housing choices and usable open space. The subject property is also within walking distance to future light rail, which will contribute to the revitalization of this underperforming retail corner. Although above the recommended amount of Multifamily Types, the proposed independent living facility product will meet other city goals for providing housing for seniors.

RECOMMENDATION:

Consistent with the Comprehensive Plan, this request is disfavored unless it is found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest.

How to Read the Dashboards

Each Future Land Use Category includes a general description, list of priorities, and dashboard illustrating the mix of land uses and typical design characteristics that are desirable to meet the community's vision for these areas. It is intended that these dashboards be broad enough to adequately portray similarities of large geographies of the city, while also adding the necessary specificity to establish reasonable community expectations for how these areas should develop or redevelop. As Plano is mostly developed, existing conditions are not anticipated to align perfectly with the dashboards, and individual sites under the same category will develop with their own unique mix, character, and flavor. Small Area Plans are considered an extension of the Comprehensive Plan and may be used to further refine the community's vision for specific locations within the city. If there are conflicts with the dashboards, the existing Small Area Plan controls due to the extensive public outreach and additional detail within these plans. The sections below describe how to use and interpret the Future Land Use Category Dashboards of the Comprehensive Plan.

1. DESCRIPTIONS

This section provides a written description of the broad vision, form, and desired characteristics for each Future Land Use Category. **These descriptions are aspirational in nature, indicating the desired future conditions.** They are intended to describe the typical qualities of each category and may not reflect the full variety of uses and existing conditions of individual locations. *(For example, the Neighborhoods (N) Future Land Use Category, while primarily single-family in nature, will cover neighborhoods in Plano ranging from estate lots to townhomes and apartments.)*

2. PRIORITIES

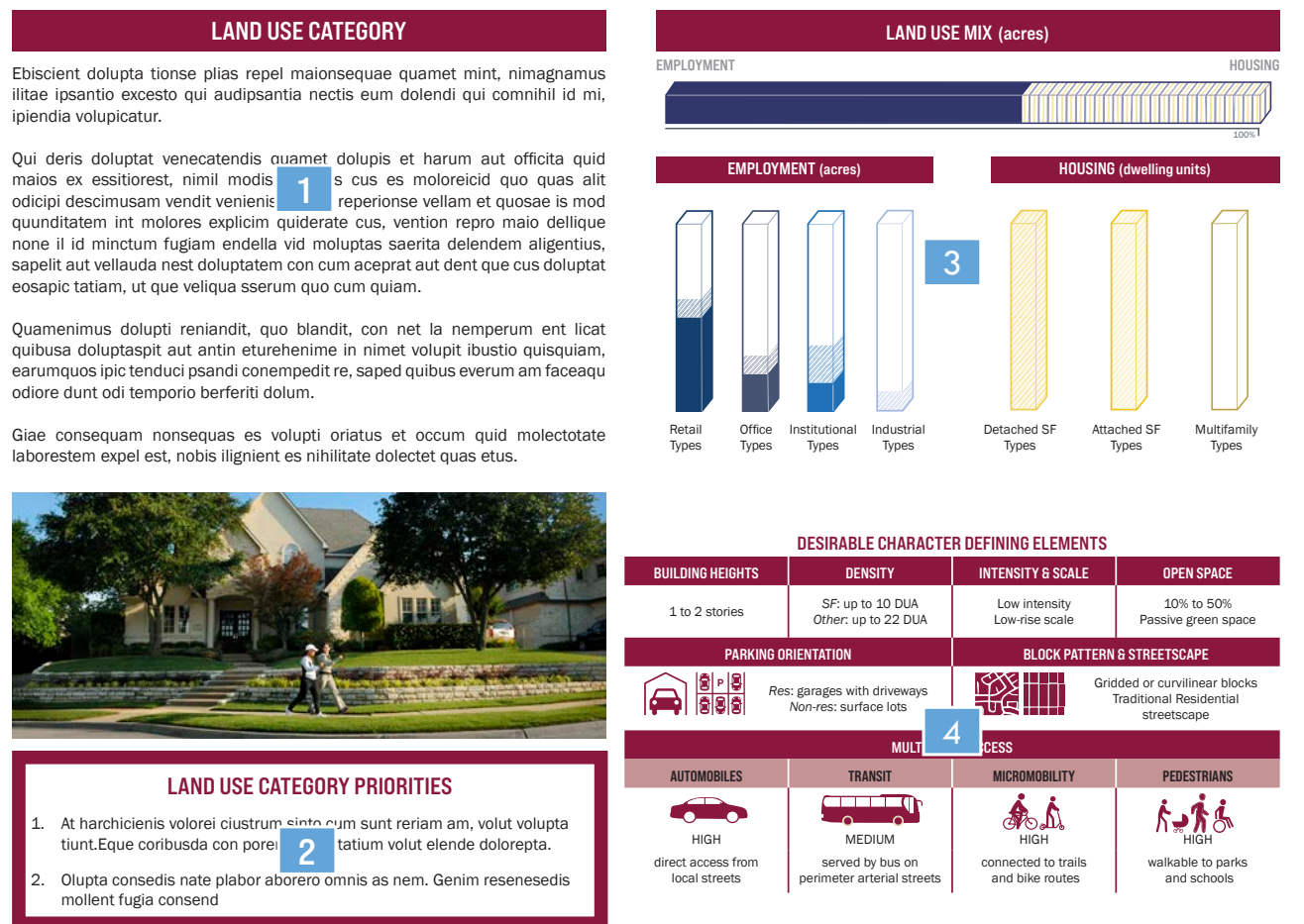
This section provides a list of major priorities and necessary action to achieve the vision for each Future Land Use Category.

3. MIX OF USES

This section includes charts illustrating a preferable mix of uses that are representative of the general vision for each category. As Future Land Use Categories cover large portions of the city, **these charts should not be interpreted as hard caps or minimums for the mix of uses at individual locations;** however, changes in land use should improve, rather than detract, from the preferable mix of uses established for the Future Land Use Category in an area. The actual mix of uses may vary from location to location based on existing conditions, market demand, and individual site considerations that may limit the suitability of certain uses. Large deviations, however, should warrant close consideration and are generally **not favorable** in this plan. See more information on the next page.

4. DESIRABLE CHARACTER DEFINING ELEMENTS

This section describes the general characteristics that are desired for **new growth, infill, and redevelopment** in each category. Improvements to existing uses should also be encouraged to incorporate these desirable character defining elements. More information is described on pages 73 - 75.





Mix of Uses

The Land Use Mix section provides the preferred balance of housing and employment uses within the category. This is calculated in total acres of land, excluding areas that are generally recognized as unsuitable for private development, such as the 100-year floodplain and electric transmission line easements. The area to be used in calculating the total acreage varies from category to category as listed to the right:

EMPLOYMENT MIX (acres)

The Employment Mix chart describes the preferred mix of the following employment types within each Future Land Use Category:

RETAIL TYPES 	<p>Retail Types generally includes businesses with commercial store frontages located in pad, strip, activity, or big box shopping centers. It also includes supporting businesses such as light office, hotels, self-storage, gas stations, light automotive servicing centers, entertainment venues, and other similar uses when located in a retail shopping center.</p>
OFFICE TYPES 	<p>Office Types generally includes businesses that provide professional, medical, or administrative services located in a neighborhood or corporate campus setting, such as:</p> <ul style="list-style-type: none"> • doctor/dentist offices • attorney offices • research/technology businesses • insurance agencies • corporate offices
INSTITUTIONAL TYPES 	<p>Institutional Types includes educational, medical, and government related uses, such as:</p> <ul style="list-style-type: none"> • hospitals • emergency rooms • schools • post offices • government facilities • assisted living² • religious facilities • police/fire stations
INDUSTRIAL TYPES 	<p>Industrial Types includes businesses that are heavy commercial or industrial related, often with outside storage, vehicle storage, and multiple bay doors, such as:</p> <ul style="list-style-type: none"> • office/warehouses • distribution centers • private utilities • wholesale building supplies • transmission/collision repair • car dealerships

MEASUREMENT AREAS

Citywide¹

Neighborhoods (N)
Downtown Corridors (DT)
Employment Centers (EM)
Social Network (SN)
Open Space Network (OS)

Per Adjoining Corner/Center¹




Neighborhood Corners (NC)
Community Corners (CC)
Suburban Activity Centers (SA)
Urban Activity Centers (UA)

Per Expressway¹

Expressway Corridors (EX)

HOUSING MIX (dwelling units)

The Housing Mix chart describes the preferred mix of the following housing types within each Future Land Use Category:

DETACHED SINGLE-FAMILY TYPES 	<p>The most prolific type of housing in Plano's suburban neighborhoods, Detached Single-family Types (Detached SF) includes detached housing products with a single dwelling unit per lot, such as:</p> <ul style="list-style-type: none"> • conventional houses • estates • patio homes • small-lot single-family
ATTACHED SINGLE-FAMILY TYPES 	<p>Attached Single-family Types (Attached SF) includes housing products with generally one dwelling unit per lot attached by a common vertical floor to roof wall to a similar dwelling, such as:</p> <ul style="list-style-type: none"> • duplexes • townhomes • brownstones • row houses
MULTIFAMILY TYPES 	<p>Multifamily Types (MF) includes any housing product with more than three dwelling units per lot, including:</p> <ul style="list-style-type: none"> • garden-style apartments/condominiums • main-street style apartments/condominiums • small-scale apartments/condominiums • mid-rise apartments/condominiums • high-rise apartments/condominiums • independent living centers²

1: See *Mix of Use Measurement Areas* in the Glossary for more information.

2: While retirement housing is categorized as EIPS in the Zoning Ordinance, institutional housing can be associated with both Residential and Employment uses. Housing units within independent living centers are counted towards Multifamily Types for the purposes of the Future Land Use Map and Dashboards due to their design and function. However, assisted living and long-term care facilities are considered Institutional Types due to their operations.



Desirable Character Defining Elements

This section describes the general characteristics that are desired for **new growth**, **infill**, and **redevelopment** in each category. Improvements to existing uses should also be encouraged to incorporate these character defining elements. Each Future Land Use Category lists the range of heights, densities, and private open space that may be acceptable in a given area, although not all properties will be suitable for the minimum or maximum range. These should be decided on a case by case basis for context-sensitivity through zoning districts and regulations.

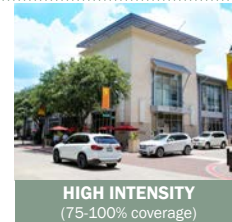
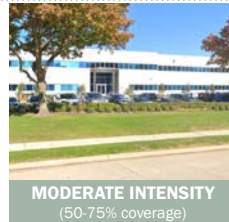
INTENSITY & SCALE

Intensity and Scale are a combination of a building's height and how much of the property it covers. For the purpose of the Future Land Use Map, intensity and scale are defined as follows:

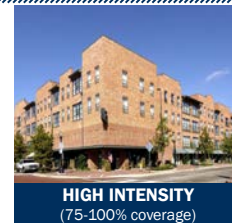
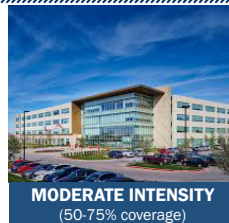
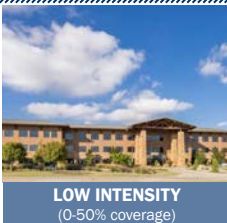
Low Intensity: 0-50% lot coverage
Medium Intensity: 50-75% lot coverage
High Intensity: 75-100% lot coverage

Low-Rise Scale: 1 to 2 stories
Low/Mid-Rise Scale: 3 to 4 stories
Mid-Rise Scale: 5 to 9 stories
High-Rise Scale: 10+ stories

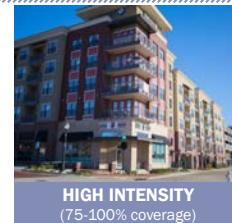
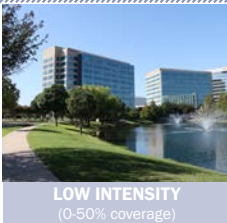
LOW-RISE SCALE 1 to 2 stories



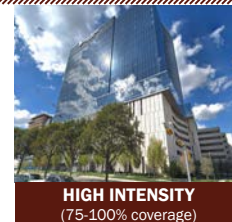
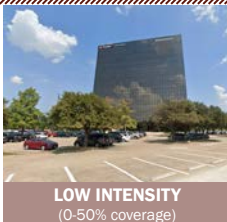
LOW/MID-RISE SCALE 3 to 4 stories



MID-RISE SCALE 5 to 9 stories

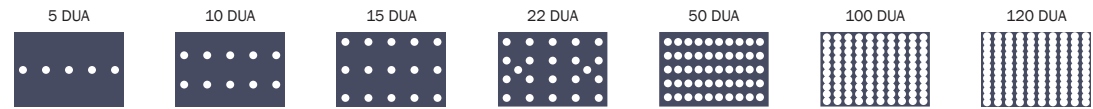


HIGH-RISE SCALE 10+ stories



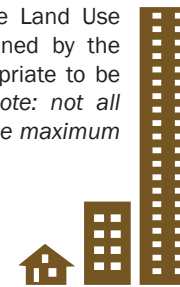
DENSITY

For the purposes of the Future Land Use Map, density is measured by the number of dwelling units per acre (DUA) on an individual lot or within a residential subdivision (reasonably excluding public or private streets, park land, and public open space). Where both residential and non-residential uses share a lot and/or common facilities (parking, open space, etc.), the acreage attributed to non-residential uses will be removed from the density calculation. Refer to the Glossary for more information.



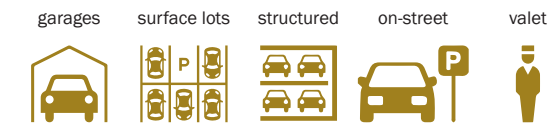
BUILDING HEIGHTS

For the purposes of the Future Land Use Map, building heights are defined by the range of stories that are appropriate to be constructed for a building. *Note: not all properties will be suitable for the maximum height.*



PARKING ORIENTATION

Parking Orientation is the means in which parking is provided in each category. This can include personal garages, surface parking lots, structured parking garages, on-street parking, and valet. All parking should be provided in a context-sensitive manner.



BLOCK PATTERN

Block Pattern describes how wide or compact the street network is in an area. Some areas may have internal streets or public ways.



MULTIMODAL ACCESS

Multimodal Access is measured in HIGH, MEDIUM, and LOW to rate the ability to get to a site using a variety of transportation options and, once there, how easy it is to move from business to business without getting back in a personal automobile. HIGH typically have direct access using that mode. MEDIUM typically have direct access using that mode, but may require a short walk. LOW typically means access is limited in the area.

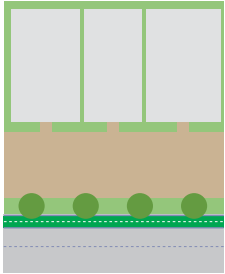




STREETSCAPE

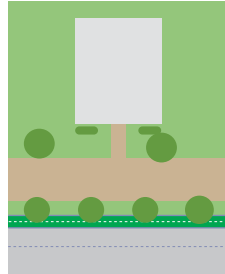
Streetscape describes the uniformity of setbacks or presence of pedestrian amenities. The streetscape contributes to a location's aesthetics, the form of public and open space, and orientation of buildings. Streetscapes will range in style and intensity across land uses, but will share common design elements, including **trees and landscaping, street lighting, sidewalks, and seating**.

URBAN COMMERCIAL STREET



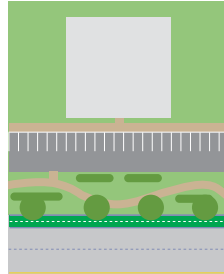
- small setbacks
- wide sidewalks, street trees, & pedestrian amenities
- storefronts & patio dining
- multimodal infrastructure
- on-street parking

URBAN RESIDENTIAL STREET



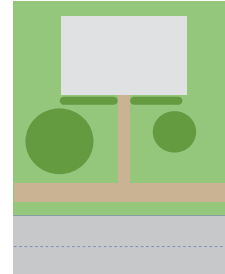
- small to medium setbacks
- medium-width sidewalks
- stoops & porches
- tree-lined streets
- multimodal infrastructure
- on-street parking

TRADITIONAL COMMERCIAL STREET



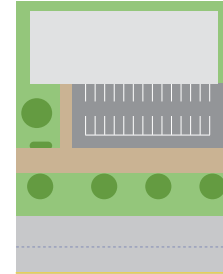
- medium to large setbacks
- medium sidewalks
- street trees & landscape edges
- surface parking lots
- multimodal infrastructure

TRADITIONAL RESIDENTIAL STREET



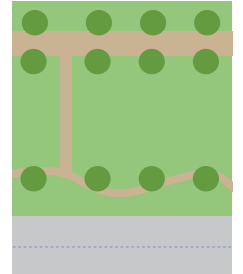
- medium setbacks
- lawns & xeriscapes
- medium sidewalks
- on-street parking
- bike routes & trails

CORPORATE CORRIDOR STREET

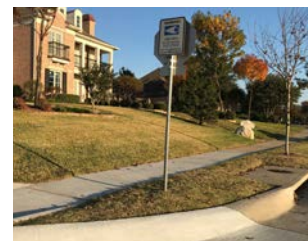


- extra-large setbacks
- ample greenspace buffers
- medium sidewalks
- street trees & landscape edges
- surface parking lots
- multimodal infrastructure

OPEN SPACE CORRIDOR STREET



- extra-large setbacks
- natural open areas
- sidewalks connecting to trails, open space, & recreational areas



OPEN SPACE

Open Space as a character defining element means the portion of a development that should not be used for buildings. These areas can be passive open spaces, like the grass and landscaping that surround a building, or active open spaces with plazas, playgrounds, public art, water features, benches, and other pedestrian amenities. *Note: not all properties will be suitable for the maximum open space. Conversely, not all properties are appropriate for open space requirements, such as very small single-family housing developments where the associated governance association needed to maintain open space would be an undue burden on a small number of owners.*

PASSIVE OPEN SPACE



- Natural areas and community parks
- Outdoor learning areas
- Walking & bicycling paths
- Unstructured green space surrounding private development

85-95%
Green space

5-15%
Hardscape



ACTIVE OPEN SPACE



- Social gathering places
- Seating and interactive amenities
- Public art, branding, & wayfinding
- Plazas, courtyards, and dog parks

30-70%
Green space

30-70%
Hardscape



RECREATIONAL OPEN SPACE



- Programmed recreational activities
- Walking & bicycling paths
- Playgrounds & splash pads
- Athletic fields and skate parks

60-85%
Green space

15-40%
Hardscape



CITY COUNCIL
FINDINGS RELATED TO ZONING CASE 2022-999



MEETING DATE

Monday, January 24, 2022

RESULTS

I, Mayor/Councilmember _____, after review of the written information and listening to the hearing participants voted in **SUPPORT** of this case, finding the following:

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_____; and

2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: _____

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3. The request is consistent with other policies, actions, maps:

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- ☐ Redevelopment & Growth Management Action 5
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- ☐ Other: _____

4. Comments on any of the above which further explain my position: _____

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Signature

Date

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City Council Findings Form

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Planning & Zoning Commission Findings Form

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Topic 3 – Development Review (a.k.a. A Moment in the Life of a Planner)
Attachment D – Worksheet

PURPOSE: The city's regulations are complex and layered. This is due in part to state law, and in part to the age and standards of the community. As policy-makers, this exercise is developed to provide a glimpse into the realities of working with the city's standards for a deeper understanding of the impact of regulations on property owners, the community, and the organization.

INSTRUCTIONS: In this activity, you are tasked to play the role of a Planner researching a property in preparation for a Pre-Application Meeting. The applicant has provided drawings and requested a meeting with city staff to review a proposed development. You need to prepare for the meeting. Review the drawings provided by the applicant, then use the provided materials to research regulations about the property. You may answer the questions as a group, or come prepared with answers as time allows. A Planning staff member will be available to assist.

APPLICANT PROPOSAL:



The applicant, John Q. Developer, of Fantastic Land Development, has requested the meeting to discuss a proposed mixed-use development at the southeast corner of Preston Road and Spring Creek Parkway.

- The 33-acre site is currently developed with a big-box retail store on the eastern side of the property, a bank on the western side of the property, and the rest is undeveloped. Discussions are ongoing with the big box retailer to relocate into a new, smaller building at the west end of the property, allowing the existing building to be

demolished and make room for redevelopment. The bank will remain in its existing location with no major improvements.

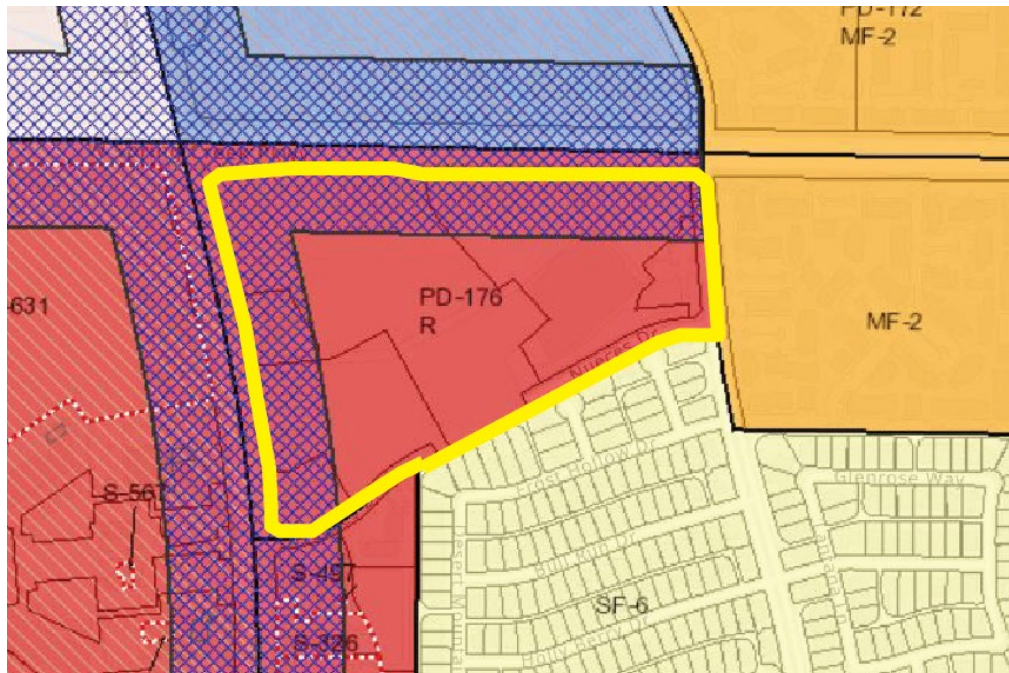
- The project will include a 264-unit multifamily complex with a mix of 2- and 3-story buildings, an amenity center, over 125,000 square feet of restaurant/retail space, and a centralized open space connecting the entire development.
- The site has existing access from, Preston Road, Spring Creek Parkway, Ohio Drive, and Nueces Drive. Two new access points would be provided, one on Preston Road and one on Spring Creek Parkway. The site will be connected internally through a private street system with a mix of surface parking lots and on-street parking.
- As part of this development the applicant will be requesting to abandon the eastern section of Nueces Drive so that that area can be utilized as a greenbelt and trail to buffer from the existing neighborhood to the south.










QUESTIONS:

1. What is the property currently zoned?

Use the images below to find the answer.

Base Zoning:	
Planned Development?	
Overlay District?	



 Neighborhood Business Design	 190 TOLLWAY / PLANO PARKWAY OVERLAY DISTRICT
 Neighborhood Office	 PARKWAY OVERLAY DISTRICT
 Retail	 DALLAS NORTH TOLLWAY OVERLAY DISTRICT
 Retail/General Office	 PRESTON ROAD OVERLAY DISTRICT
	 STATE HIGHWAY 121 OVERLAY DISTRICT

2. What modifications were made as part of the Planned Development?

Use Attachment D-1 to find the answer.

3. Based on the applicant's description of the project, which of the following uses are proposed on the site? Check all that apply.

<input type="checkbox"/>	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.
<input type="checkbox"/>	Dwelling (Multifamily) Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as 3 or more dwelling units or apartments or which is occupied as a home or residence of 3 or more households. <i>(ZC 2009-09; Ordinance 2009-6-9)</i>
<input type="checkbox"/>	Food Store/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. <i>(ZC 96-29a; Ord. No. 96-12-11)</i>
<input type="checkbox"/>	Furniture, Home Furnishings, and Equipment Stores 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.
<input type="checkbox"/>	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 dry-wall and not including outdoor sales of storage areas for hardware or supplies. <i>(Ord. No. 96-4-25)</i>
<input type="checkbox"/>	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. <i>(ZC 2000-83; Ord. No. 2000-11-30)</i>

	<p>Mid-Rise Residential Buildings containing not less than five floors designed for residential occupancy and including accessory uses including but not limited to parking garages, recreational amenities, meeting space, storage, and personal services. A mid-rise residential development may include a mix of residential and nonresidential uses in the same structure. (ZC 2013-13; Ordinance No. 2013-10-13)</p>
	<p>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.</p>
	<p>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.</p>
	<p>Restaurant/Cafeteria An establishment where food and drink are prepared and consumed primarily on the premises. Drive-up windows are permitted. (ZC 96-29; Ord. No. 96-11-29)</p>
	<p>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.</p>
	<p>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.</p>
	<p>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.</p>
	<p>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. (ZC 2000-48; Ord. No. 2000-8-13)</p>

4. Which of the following uses are permitted on the site?

Use Attachment D-2 (Permitted Use Charts) to find the answer.

Permitted "By-right"	Not Permitted	Permitted with SUP	Use Category
			Bank, Savings and Loan, or Credit Union
			Dwelling (Multifamily)/Multifamily Residence
			Food Store/Grocery Store
			Furniture, Home Furnishings, and Equipment Stores
			Hardware Store
			Independent Living Facility
			Mid-Rise Residential
			Office (Professional/General Administrative)
			Personal Service Shop
			Restaurant/Cafeteria
			Retail Store
			Shopping Center
			Single-Family Residence Attached
			Superstore

5. Is a rezoning needed to allow the proposed uses? (Y/N) _____

HINT: If uses aren't permitted under the current zoning, a rezoning is required.

6. What are the Area, Yard, and Bulk Requirements for the property?

Use Attachment D-3 (Retail District Regulations) to find the answer. Cross check with PD requirements in D-1.

Minimum Lot Area	
Minimum Lot Width	
Minimum Lot Depth	
Minimum Front Yard	
Minimum Side Yard	
Minimum Rear Yard	
Maximum Height	
Maximum Lot Coverage	
Maximum Floor Area Ratio	

7. How many parking spaces are required?

Use Attachment D-4 (Parking Schedule) to find the answer.

USE	PARKING RATIO	PROPOSED SQ. FT.	REQUIRED SPACES
Bank, Savings and Loan, or Similar Establishment			
Restaurant or Cafeteria			
Retail Shopping Center			
Multifamily			

8. What are the thoroughfare classifications of Preston Road, Spring Creek Parkway, Ohio Drive, and Nueces Drive?

Use Attachment D-5 (Thoroughfare Plan Map) to find the answer.

Preston Rd.	
Spring Creek Pkwy.	
Ohio Dr.	
Nueces Dr.	

9. Is the property platted? (Y/N)

Use Attachment D-6 to find the answer. HINT: Block and Lot Numbers typically indicate a platted property.

10. What is the required landscape edge along Preston Road?

Use Attachment D-7 (Preston Road Overlay) to find the answer.

11. Is any Usable Open Space required? What if the applicant requests a rezoning to allow multifamily residences with zoning of MF-3 rather than Retail?

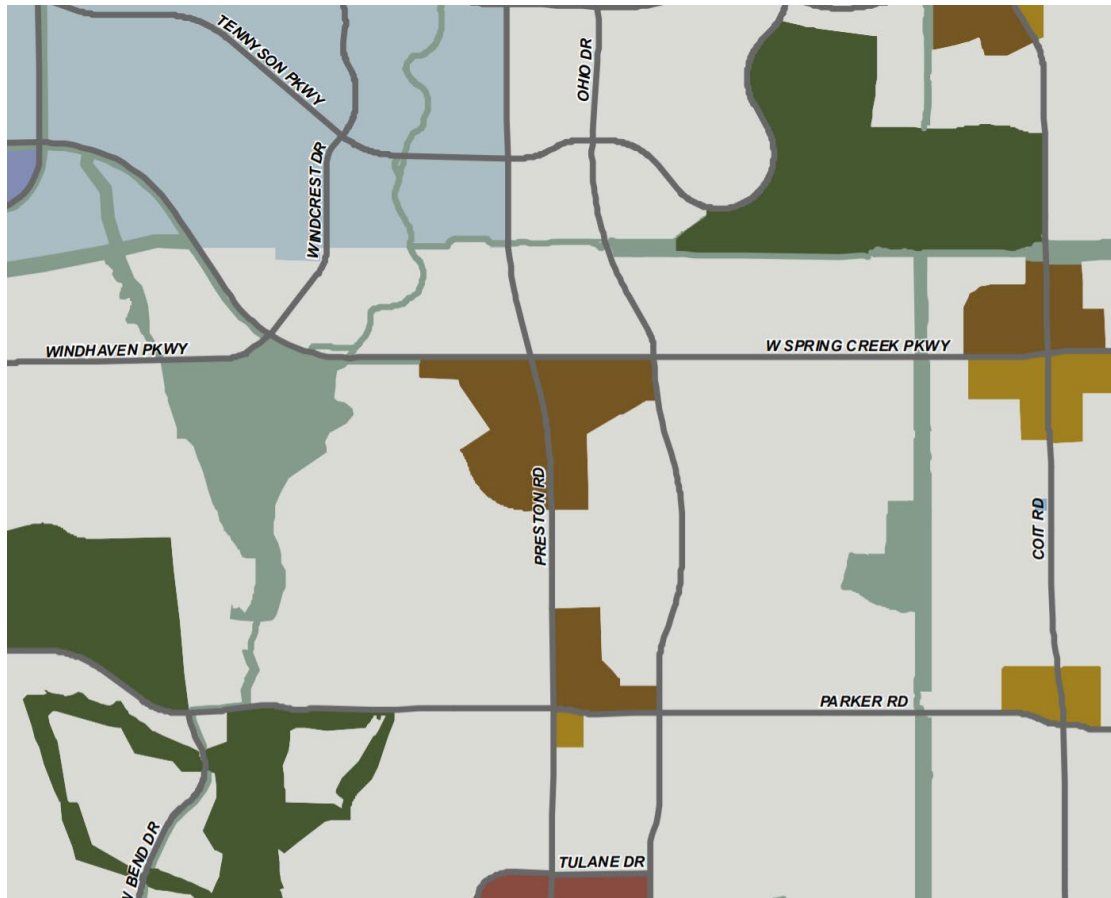
Reference Attachment D-8 (Open Space & MF-3 Regulations) to find the answer.

12. Are there any requirements for the bank drive-thru window? Is this relevant to the proposal?

Reference Attachment D-9 (Drive-Through Regulations).

13. What is the designation on the Future Land Use Map?

Use the map below to find the answer.



LEGEND

- Neighborhoods (N)
- Neighborhood Corners (NC)
- Community Corners (CC)
- Suburban Activity Centers (SA)
- Urban Activity Centers (UA)
- Employment Centers (EM)
- Downtown Corridors (DT)
- Expressway Corridors (EX)
- Social Network (SN)
- Open Space Network (OS)

14. Does the site comply with the Site Appropriateness section of the Retail Corner Design Guidelines? (YES/NO/MAYBE)

Use Attachment D-10 (Retail Corner Guidelines) to find the answer.

PD-175-R	Retail
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ZC 2005-25/2005-9-34 Location: NE corner of Parker Rd. and Custer Rd.

Acreage: 10.6±

Restrictions:

1. Building material sales and superstore are additional allowed uses.
2. The supplemental regulations for superstore use are amended as follows:
 - a. The required landscape edge along residential district boundary lines shall be a minimum of 20 feet in width.
 - b. The required landscape edge along Parker Rd. shall be a minimum of 25 feet in width.
 - c. The separation distance between the superstore building and adjacent residential zoning district shall be a minimum of 60 feet in width.
3. The required parking shall be 461 parking spaces.
4. The gate screening the loading and unloading area must be closed at all times except during the arrival and departure of vehicles accessing the loading and unloading area.
5. The revised preliminary site plan and facade plan, attached as Exhibits B and C respectively, are adopted as part of this ordinance.

PD-176-R	Retail
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ZC 92-64/93-5-32 Location: SE corner of Spring Creek Pkwy. and Preston Rd.

ZC 92-65/93-5-33 Acreage: 36.0±

ZC 92-51/92-12-30

ZC 88-03/86-8-10/88-5-8

ZC 85-89/86-8-10

ZC 79-56/80-11-9

Restrictions:

1. Maximum Floor Area Ratio: 1:1
2. Unlimited height limit.

PD-177-SF-A	Single-Family Residence Attached
-------------	----------------------------------

ZC 2005-36/2005-11-15 Location: North side of McDermott Rd., 270± feet east of Ohio Dr.

Acreage: 17.3±

Restrictions:

1. Minimum Lot Area: 2,000 square feet
2. Minimum Lot Width: 24 feet
3. Minimum Lot Depth: 85 feet
4. Minimum Front Yard Setback: 10 feet
5. Minimum Rear Yard Setback: None.

14.200 Nonresidential Districts Use Table*(ZC 2017-014; Ord. No. 2017-7-9)*

- .1 The following symbols are applicable to the interpretation of the nonresidential districts use table of this section.

Symbol or Designation	Meaning
"P"	Use is permitted in district indicated
"S"	Use may be approved in district indicated upon approval of a specific use permit (See Sec. 6.100)
"R"	Use is permitted in district indicated subject to compliance with Residential Adjacency Standards of Article 21 . If also designated by an "S," use may be approved in district indicated upon approval of a specific use permit (See Sec. 6.100), subject to compliance with Residential Adjacency Standards of Article 21
Blank	Use is prohibited in district indicated
Numbers	Indicate that additional conditions/restrictions apply. See the Table Notes in Sec. 14.300

- .2 The first column of the nonresidential districts use table contains an alphabetical listing of use types. The second column of the use table assigns use types to broader "use categories." The use categories are as follows:

Use Category	Abbreviation
Accessory and Incidental Uses	Accessory & Incidental
Commercial, Manufacturing, and Industrial Uses	Comm., Mfg., & Ind.
Educational, Institutional, Public, and Special Uses	EIPS
Office and Professional Uses	Office & Prof.
Primary Residential Uses	Primary Res.
Retail Uses	Retail
Service Uses	Service
Transportation, Utility, and Communications Uses	Trans., Utility, & Comm.
Wholesale Uses	Wholesale
Vehicle and Related Uses	Vehicle & Related

- .3 Land and buildings in each of the nonresidential zoning districts may be used for any of the uses identified as allowed in the following use table, but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered, or converted which is arranged or designed or used for other than those uses specified for the district in which it is located.

[Nonresidential districts use table starts on following page. Remainder of page intentionally blank]

Article 14: Allowed Uses and Use Classifications
14.200: Nonresidential Districts Use Table

Use Type	Use Category	NONRESIDENTIAL DISTRICTS														
		O-1-Neighborhood Office	O-2-General Office	R-Retail	LC-Light Commercial	CC-Corridor Commercial	UMU-Urban Mixed-Use (ZC 12-29)	BG-Downtown Bus./Govt	CB-1-Central Business-1	CE-Commercial Employment	RC-Regional Commercial	RE-Regional Employment	RT-Research/Technology Center	LI-1-Light Industrial-1	LI-2-Light Industrial-2	NBD-Neighborhood Business Design (ZC2020-012; Ord. No. 2021-1-13)
Accessory Building or Use (8)	Accessory & Incidental	P	P	P	P	P		P	P	P	P	P	P	P	P	P
Accessory Housing Shelter (Temporary) (ZC 11-13)	EIPS	P 45	P 45	P 45	P 45	P 45		P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45
Airport/Heliport (4)	EIPS		S			S			6	6			S	S	S	
Amusement, Commercial (Indoor)	Service		S	P	P	P	P	P	P	P	P	S		P	P	P
Amusement, Commercial (Outdoor) (ZC 10-11, ZC 05-19, ZC 97-51) (15)	Service			S	S	S				S	S	S		S	S	S
Animal Exhibition (ZC 04-55)	EIPS													S	S	
Antenna	Trans., Utility, & Comm.	34	34	34	34	34	P	34	34	34	34	34	34	34	34	P 34
Antenna Support Structure (Commercial and Amateur) (ZC 99-43)	Trans., Utility, & Comm.	34	34	34	34	34	P	34	34	34	34	34	34	34	34	P 34
Arcade (12)	Service		S	S	S	S	S	S	S	S	S	S		S		P 12
Artisan's Workshop (ZC 2018-018)	Service			P	P	P		P			P	44				P
Asphalt/Concrete Batching Plant (Permanent)	Comm., Mfg. & Ind.									S				S	S	
Asphalt/Concrete Batching Plant (Temporary)	Comm., Mfg. & Ind.	36	36	36	36	36		36	36	36	36	36	36	36	36	36
Assembly Hall (ZC 03-21, ZC 97-80)	EIPS	S	S	P	P	P	P	P	P	P	P	P		P	P	P
Assisted Living Facility (ZC 09-18, ZC 03-21, ZC 00-83, ZC2019-009)	EIPS	P 52	P 52	P 52		S 52	P 52	P 52	P 52	P 52	S 52	S 52				
Backyard Cottage (ZC2018-033)	Accessory & Incidental						P 51	P 51								
Bank, Savings and Loan, or Credit Union	Service	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Bed and Breakfast Inn	Service							P								P
Boarding/Rooming House	Primary Res.		P		P			P								
Body Piercing (ZC 01-19)	Service	37	37	37	37	37			37	37	37	37	37	37	37	
Building Material Sales (ZC 96-29)	Retail				P	P					S			P	P	
Bus/Truck Leasing (ZC 99-46)	Vehicle & Related					R 27					27			R	R	
Bus/Truck Repair (ZC 99-46)	Vehicle & Related													R	R	
Business Service	Service	P	P	P	P	P		P	P	P	P	P	P	P	P	P
Cabinet/Upholstery Shop	Service				P	P		P	P					P	P	
Cafeteria/Restaurant (ZC 09-18)	Service		S	P	P	P	P 47	P	P	P	P	P 43	44	P	P	P 47
Car Wash (ZC 99-46)	Vehicle & Related			R 33	R 33	R 33			R 33	R 33	R 33			R 33	R 33	
Caretaker's/Guard's Residence	Accessory & Incidental	P	P	P	P	P		P	P	P	P	P		P	P	
Cemetery/Mausoleum	EIPS	S	S	S	S	S			S		S	S	S			

Article 14: Allowed Uses and Use Classifications
14.200: Nonresidential Districts Use Table

Use Type	Use Category	NONRESIDENTIAL DISTRICTS														
		O-1-Neighborhood Office	O-2-General Office	R-Retail	LC-Light Commercial	CC-Corridor Commercial	UMU-Urban Mixed-Use (ZC 12-29)	BG-Downtown Bus./Govt	CB-1-Central Business-1	CE-Commercial Employment	RC-Regional Commercial	RE-Regional Employment	RT-Research/Technology Center	LI-1-Light Industrial-1	LI-2-Light Industrial-2	NBD-Neighborhood Business Design (ZC2020-012; Ord. No. 2021-1-13)
Food/Grocery Store (ZC 96-29a)	Retail			P	P	P	P	P	P	P	P	44		P	P	P
Food Truck Park (ZC 13-33)	Service			S R	S R	S R	S R	S R	S R	S R	S R	S R	S R	S R	S R	S R
Fraternal Organization, Lodge, or Civic Club	EIPS		P	P	P	P	P		P	P	P	P	30	P	P	P
Funeral Parlor/Mortuary (ZC 02-37)	Service	S	S	P	P	P			P		P	P		P	P	
Furniture and Appliances, Storage/Repair of (Inside) (ZC 98-69)	Service				P	P			P					P	P	
Furniture and Appliances, Storage/Repair of (Outside)	Service														P	
Furniture, Home Furnishings, and Equipment Store	Retail			P	P	P	P	P	P	P	P	44		P	P	P
Garden Center (ZC 99-46)	Retail			R	R	R			R	R	R			R	R	R
Golf Course or Country Club	EIPS	S	S	P	P	P			P	P	S	S	P	P	P	
Grocery/Food Store (ZC 96-29a)	Retail			P	P	P	P	P	P	P	P	44		P	P	P
Guard’s/Caretaker’s Residence	Accessory & Incidental	P	P	P	P	P		P	P	P	P	P		P	P	
Gun Range (Indoor)	Service		S	S	S	S				S				P	P	
Hardware Store	Retail			P	P	P		P	P	P	P	44		P	P	P
Health/Fitness Center (ZC 96-29)	Service		S	P	P	P	P	P	P	P	P	S	P	P	P	P
Heliport/Airport (4)	EIPS		S			S			6	6			S	S	S	
Helistop (4)	EIPS		S		S	S			P	P	S	S	S	S	S	
Home Occupation (11)	Accessory & Incidental						P	P	P	P					P	
Hospital (5)	EIPS		S		P	P	P			P	P	P	P			
Hotel/Motel	Service		P	P	P	P	P	P	P	P	20	20	20	P	P	P
Household Care Facility (ZC 04-15, ZC 91-07, ZC 90-57)	EIPS															
Household Care Institution (ZC 04-15, ZC2019-009)	EIPS	S 52	S 52	S 52	S 52	S 52		S 52								
Independent Living Facility (ZC 09-18, ZC 03-21, ZC 00-83, ZC2019-009)	EIPS	P 52	P 52	P 52		S 52	P 52	P 52	P 52	P 52	S 52	S 52				
Industrial Use (Hazardous or Nuisance)	Comm., Mfg. & Ind.				S										S	
Kennel (Indoor Pens)/Commercial Pet Sitting (ZC 05-04)	Service	22	22	P	P	P		P	P		P	P		P	P	P
Kennel (Outdoor Pens)	Service													P	P	
Live-Work (Business Loft) (ZC2020-012; Ord. No. 2021-1-13)	Primary Res.															P 54
Long-term Care Facility (ZC 09-18, ZC 03-21, ZC 00-83, ZC2019-009)	EIPS	P 52	P 52	P 52		S 52	P 52	P 52	P 52	P 52	S 52	S 52				
Machinery Sales & Storage, Heavy (ZC2017-014)	Retail													P	P	

Article 14: Allowed Uses and Use Classifications
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Manufacturing (Heavy-intensity) (ZC 05-20)	Comm., Mfg. & Ind.									S			S	S	S	
Manufacturing (Light-intensity) (ZC 05-20)	Comm., Mfg. & Ind.			S R	P	P				P	P	P	P	P	P	
Manufacturing (Moderate-intensity) (ZC 05-20)	Comm., Mfg. & Ind.				S					P			P	P	P	
Massage Therapy, Licensed	Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mausoleum/Cemetery	EIPS	S	S	S	S	S			S		S	S	S			
Mid-Rise Residential (ZC 14-36, 13-33, ZC2019-009)	Primary Residen- tial						P 52			S 52	S 52	S 52				
Mini-Warehouse/Public Storage (ZC 01-51, ZC 96-29)	Wholesale			S	P	S			P	P				P	P	
Mobile Home/Trailer Display and Sales	Service													P	P	
Mobile Home/Trailer Park	Primary Res.														P	
Mortuary/Funeral Parlor (ZC 02-37)	Service	S	S	P	P	P			P		P	P		P	P	
Motel/Hotel	Service		P	P	P	P	P	P	P	P	20	20	20	P	P	P
Motorcycle Sales & Service (ZC2017-014, ZC 99-46)	Vehicle & Related				R	R			R					R	R	
Multifamily Residence (ZC2019-009) (1)	Primary Res.						P 52	2 52	3 52	3 52						P 52 53
Nursery (ZC 96-50)	Retail	S	S	S	S				S	S				P	P	S
Office (Field) (9)	Accessory & Incidental	35	35	35	35	35	P	35	35	35	35	35	35	35	35	P 9 35
Office (Medical)	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Office (Professional/General Administrative)	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Office (Showroom/Warehouse)	Wholesale				P	P			P	P	P	P	32	P	P	S
Paint Shop	Retail				S				P					P	P	
Park/Playground (ZC2019-009)	EIPS	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52
Pawn Shop (ZC 02-37)	Retail				P				P					P	P	
Personal Service Shop	Service		P	P	P	P	P	P	P	P	P	P	44	P	P	P
Pet Sitting, Commercial/Kennel (Indoor Pens) (ZC 05-04)	Service	22	22	P	P	P		P	P		P	P		P	P	
Playground/Park (ZC2019-009)	EIPS	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52
Portable Building Sales (ZC 99-46)	Retail					S,R								R	R	
Post Office (Government and Private)	EIPS		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Print Shop (Major) (ZC 02-48)	Service		17		S	S		S	P	P			S	P	P	
Print Shop (Minor)	Service		18	P	P	P	P	P	P	P	P	44	44	P	P	P
Private Club (19)	Service		S	S	S	S	P	P	P	S	S	S	S	S		
Private Recreation Facility	EIPS	P	P	P	P	P			P	P	P	P	P	P	P	P

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		O-1-Neighborhood Office	O-2-General Office	R-Retail	LC-Light Commercial	CC-Corridor Commercial	UMU-Urban Mixed-Use (ZC 12-29)	BG-Downtown Bus./Govt	CB-1-Central Business-1	CE-Commercial Employment	RC-Regional Commercial	RE-Regional Employment	RT-Research/Technology Center	LI-1-Light Industrial-1	LI-2-Light Industrial-2	NBD-Neighborhood Business Design (ZC2020-012; Ord. No. 2021-1-13)
Public Safety Building/Fire Station	EIPS	P	P	P	P	P		P	P	P	P	P	P	P	P	P
Public Storage/Mini-Warehouse (ZC 01-51, ZC 96-29)	Wholesale			S	P	S			P	P				P	P	
Railroad Freight Depot or Dock	Trans., Utility, & Comm.								P					P	P	
Recreational Vehicle Parking Lot/Garage (ZC2017-014, ZC 99-46, ZC 95-53)	Vehicle & Related				28									R	R	
Recreational Vehicle Sales & Service (ZC2017-014, ZC 99-46, ZC 95-53)	Vehicle & Related				S	S R								R	R	
Rehabilitation Care Facility	EIPS															
Rehabilitation Care Institution (ZC2019-009)	EIPS	S 52	S 52							P 52						
Religious Facility (ZC 10-06, ZC 09-18) (5)	EIPS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P 5
Repair/Storage of Furniture and Appliances (Inside) (ZC 98-69)	Service				P	P			P					P	P	
Repair/Storage of Furniture and Appliances (Outside)	Service														P	
Research and Development Center	Office & Prof.	23	P	23	P	P	P	23	P	P	P	P	P	P	P	
Restaurant/Cafeteria (ZC 11-06)	Service		S	P	P	P	P 47	P	P	P	P	P 43	P 44	P	P	P 47
Restaurant (Drive-in) (ZC 01-51)	Service			P,R	P,R	P,R			P,R	P,R	P,R			P,R		
Retail/Service (Incidental) (ZC 96-29)	Retail	P	P									44	P			P
Retail Store	Retail			P	P	P	P	P	P	P	P	44		P	P	P
Rooming/Boarding House	Primary Res.		P		P			P								
Salvage or Reclamation of Products	Comm., Mfg. & Ind.														S	
Sand, Gravel, Stone, or Petroleum Extraction	Comm., Mfg. & Ind.														S	
School, (Private) (ZC2019-009) (5)	EIPS	P 52	P 52	S 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 5 52
School, (Public or Parochial) (5)	EIPS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P 5
Service Contractor (ZC2017-014, ZC 05-13)	Service			P	P	P			P					P	P	
Service Yard (Public or Utility) (ZC 16-015)	Trans., Utility, & Comm.	S 50	S 50	S 50	S 50	S 50		S 50	P 50	P 50			S 50	P 50	P 50	S 50
Service/Retail (Incidental) (ZC 96-29)	Retail	P	P									44	P			P
Sewage Treatment Plant	Trans., Utility, & Comm.		S	S	S	S			S	S			S	S	S	
Shopping Center (ZC 02-37)	Retail			P	P	P			P	P	P	44		P	P	P
Single-Family Residence (Attached) (ZC 03-67, ZC 02-47, ZC 02-37)	Primary Res.			S			P	P								P 53

Article 14: Allowed Uses and Use Classifications
14.200: Nonresidential Districts Use Table

Use Type	Use Category	NONRESIDENTIAL DISTRICTS														NBD-Neighborhood Business Design (ZC2020-012; Ord. No. 2021-1-13)
		O-1-Neighborhood Office	O-2-General Office	R-Retail	LC-Light Commercial	CC-Corridor Commercial	UMU-Urban Mixed-Use (ZC 12-29)	BG-Downtown Bus./Govt	CB-1-Central Business-1	CE-Commercial Employment	RC-Regional Commercial	RE-Regional Employment	RT-Research/Technology Center	LI-1-Light Industrial-1	LI-2-Light Industrial-2	
Single-Family Residence (Detached)	Primary Res.			41												P 53
Stable (ZC 2004-55)	EIPS													S	S	
Storage, Open (ZC2017-014)	EIPS			24	24	24		24	24	24	24			P 7	P 7	
Studio (Dance, Gymnastics and/or Martial Arts)	Service			P	P	P	P	P	P	S	P	P		S		P
Studio (Photographer, Musician, Artist, Radio, and/or TV)	Service		P	P	P	P	P	P	P	P	P	P		P	P	P
Studio Residence	Primary Res.							P								P 53
Superstore (ZC 00-48)	Retail			S 39	P	P			P	P	P			S 39	S 39	
Tattooing and Permanent Cosmetics (ZC 00-98)	Service		37	37	37	37	37	37	37	37	37	37	37	37	37	
Temporary Accessory Housing Shelter (ZC 11-13)	EIPS	P 45	P 45	P 45	P 45	P 45		P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45	
Theater (Drive-in) (ZC 99-46, ZC 96-24)	Service					R			R				R			
Theater (Neighborhood) (ZC 96-24)	Service		P	P	P	P	P	P	P	P	P	S		S	S	P
Theater (Regional) (ZC 96-24)	Service		S	S	S	S	S		P	P	S	S		S	S	
Trade Schools	EIPS		S	S	P	P	S	P	P		P	P	P	P	P	S
Trailer/Mobile Home Display & Sales (ZC2017-014)	Service													P	P	
Trailer/Mobile Home Park	Primary Res.														P	
Transit Center/Station (ZC 11-36; ZC 96-29)	Trans., Utility, & Comm.	S	S	S	S	S	P	S	S	S	S	S	S	S	S	S
Transmission Line/Utility Distribution	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Transportation and Utility Structures/Facility	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Truck Parking Lot (ZC 99-46)	Vehicle & Related													R	R	
Truck Sales (Heavy Trucks) (ZC 99-46)	Vehicle & Related									S,R				R	R	
Truck Terminal (ZC 99-46)	Vehicle & Related													R	R	
Truck/Bus Leasing (ZC 12-07; ZC 99-46)	Vehicle & Related					R 27					27			R	R	
Truck/Bus Repair (ZC 99-46)	Vehicle & Related													R	R	
Two-Family Residence	Primary Res.			S												P 53
Two-Family Residence (Attached) (ZC2020-012; Ord. No. 2021-1-13)	Primary Res.															P 53
University/College (5)	EIPS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P 5
Upholstery/Cabinet Shop	Service				P	P		P	P					P	P	
Utility Distribution/Transmission Line	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Use Type	Use Category	NONRESIDENTIAL DISTRICTS														
		O-1-Neighborhood Office	O-2-General Office	R-Retail	LC-Light Commercial	CC-Corridor Commercial	UMU-Urban Mixed-Use (ZC 12-29)	BG-Downtown Bus./Govt	CB-1-Central Business-1	CE-Commercial Employment	RC-Regional Commercial	RE-Regional Employment	RT-Research/Technology Center	LI-1-Light Industrial-1	LI-2-Light Industrial-2	NBD-Neighborhood Business Design (ZC2020-012; Ord. No. 2021-1-13)
Utility, Private (other than listed)	Trans., Utility, & Comm.	S	P	S	S	S	P	S	P	P	S	S	S	P	P	P
Veterinary Clinic	Service	22	22	P	P	P		P	P		P	P		P	P	P
Vehicle Dealer (New) (ZC2017-014, ZC 99-46) (7)	Vehicle & Related				S,R	R			S,R	S,R	S,R			R	R	
Vehicle Dealer (Used) (ZC2017-014, ZC 99-46) (7)	Vehicle & Related				S,R	S,R			S,R					R	R	
Vehicle Leasing and Renting (ZC2017-014, ZC 99-46)	Vehicle & Related			S R	R	R			S R	R	S R		R 33	R	R	
Vehicle Parking Lot/Garage (Primary) (ZC2017-014)	Vehicle & Related		P	P	P	P	P	P	P	P	P	P	31	P	P	P
Vehicle Parts Sales (Inside) (ZC2017-014)	Vehicle & Related			P	P	P			P		P			P	P	
Vehicle Parts Sales (Outside) (ZC2017-014)	Vehicle & Related														S	
Vehicle Repair (Major) (ZC2017-014, ZC 99-46, ZC 96-29)	Vehicle & Related				R 33	R 33			R 33	R 26 33				R 33	R 33	
Vehicle Repair (Minor/Fueling Station) (ZC2017-014, ZC 02-37, ZC 99-46, ZC 96-29,)	Vehicle & Related			R 33	R 33	R 33			R 33	R 25 33	R 33			R 33	R 33	
Vehicle Storage (ZC2017-014)	Vehicle & Related				S	S			P					P	P	
Warehouse/Distribution Center (ZC 96-29)	Wholesale								P	P				P	P	
Water Treatment Plant	Trans., Utility, & Comm.	P	P	P	P	P		S	P	P			S	P	P	
Winery (ZC 05-24)	Service			S	S	S		S	S	S	S			S		S
Wrecking Yard	Vehicle & Related														S	

14.300 Use Table Notes

The residential and nonresidential district use tables contain numbered notes that apply to some uses in some districts. The following table provides further explanation of those numbered notes.

Num-ber	End Note
1	See Sec. 15.800 .
2	See the BG district regulations of Sec. 10.800 .
3	See the CB-1 and CE district regulations of Sec. 10.900 and Sec. 10.1000 , respectively.
4	See Sec. 15.600 .
5	See Sec. 13.300.2 .
6	Heliport allowed by right; airport allowed by specific use permit.
7	Permitted as a primary use. See Article 19 . (ZC2017-014; Ord. No. 2017-7-9)
8	See Sec. 13.900 .
9	For construction yard, field offices, and other temporary buildings, see Sec. 15.300 .

Article 14: Allowed Uses and Use Classifications
14.300: Use Table Notes

Number	End Note
10	See Sec. 15.300 .
11	See Sec. 15.700 .
12	See Sec. 15.100 .
13	See Article 8 and Secs. 15.400 , 16.700 and 16.1400
14	May be permitted by a specific use permit as an accessory use when operated by the resident.
15	See Outdoor Commercial Amusement Guidelines.
16	See Article 8 for specific use permit requirements for certain in-home day care operations.
17	Permitted as an incidental use in a single-tenant building; separate outside entrance and outside signage are prohibited.
18	Permitted as an incidental use; separate outside entrance and outside signage are prohibited.
19	See Sec. 15.1000 .
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
21	[Reserved]
22	See Sec. 15.1600 .
23	Scientific, research, and medical laboratories will be allowed in the R, BG, and O-1 districts as an accessory use to medical offices.
24	Permitted as an accessory use to a primary use on the same lot. See Article 19 . (ZC 2017-014 & ZC 06-17; Ord. No. 2017-7-9 & Ord. No. 2006-9-33)
25	Permitted in the CE district. (See Sec. 10.1000)
26	Permitted as an accessory use but not as a primary use.
27	Allowed by specific use permit only for single-unit trucks with enclosed beds; maximum 2 axles.
28	Allowed by specific use permit as a primary use; allowed by right as an accessory use to other storage operations.
29	See Sec. 10.1000.6
30	Permitted as an accessory use.
31	Permitted as an accessory use to motel/hotel
32	Maximum gross floor area for first floor - 100,000 square feet, and maximum percentage gross floor area devoted to warehouse - 70%. See Sec. 10.1300.7C .
33	Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts. See Residential Adjacency Standards of Article 21 .
34	See 15.200 .
35	Subject to temporary permit and removal at completion of project.
36	Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed; Asphalt Plant: Issuance of temporary permit by resolution of City Council.
37	Permitted as an accessory use to a personal service shop and allowed in districts where that use is permitted; allowed by specific use permit as a primary use in the R, CC, LC, LI -1, and LI -2 districts. See 15.1500 .
38	Specific Use Permits for Moderate-intensity Manufacturing in the RT district shall not include food processing, chemical and petroleum processing and manufacturing, and foundries.
39	See Sec. 15.1400 .
40	Fuel dispensing facilities are not allowed in the BG district.
41	Patio Homes allowed only with a specific use permit.
42	See Sec. 15.400 .
43	See Sec. 10.1200.6C
44	Uses allowed only when their combined area does not exceed 10% of the gross floor area of a development; see the RE and RT district regulations of Sec. 10.1200 and Sec. 10.1300 , respectively
45	Permitted only as an accessory use to a religious facility. See definition of Temporary Accessory Housing Shelter in Sec. 8.200 .
46	Dispensing of vehicle fuels is not allowed. (ZC 2017-014; Ord. No. 2017-7-9)

Number	End Note
47	Drive-up windows are not allowed.
48	Private streets allowed by specific use permit only under the terms of the Subdivision Ordinance.
49	Allowed where designated on an approved site plan.
50	Allowed by right as an accessory use to a park/playground if located a minimum of 150 feet from a residential property line and screened from view of adjacent streets and properties.
51	See Sec. 15.1800 . (ZC 2018-033; Ord. No. 2019-2-10)
52	See Sec. 15.1900 (ZC2019-009; Ord. No. 2019-10-9)
53	See Sec. 9.1700 for housing type requirements. (ZC2020-012; Ord. No. 2021-1-13)
54	See Sec. 15.2000 (ZC2020-012; Ord. No. 2021-1-13)

14.400 Classification of New and Unlisted Uses

It is recognized that new types of land uses will develop and forms of land use not anticipated may seek to locate in the city of Plano. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- .1 The question concerning any new or unlisted use shall be referred to the Planning & Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage, and amount and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirement for public utilities such as water and sanitary sewer.
- .2 The Planning & Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted.
- .3 If the Planning & Zoning Commission determines that the proposed use should be added to the use tables of Sec. [14.100](#) and Sec. [14.200](#), the Zoning Ordinance shall be amended after public hearings before the Planning & Zoning Commission and the City Council. If the Planning & Zoning Commission determines that the proposed use fits within the definition of a use currently listed in the use table, it shall transmit such finding, together with an appropriate parking requirement, in recommendation form to the City Council. The City Council shall by resolution approve the recommendation of the Planning & Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based on its findings.

14.500 Prohibited Uses

- .1 All uses not expressly permitted are prohibited, except as provided in Sec. [14.400](#).
- .2 No land or building shall be used or occupied for a use which will in any manner create an unreasonable potential hazard to the general public, health, safety, and welfare, as, for example, but not by way of limitation, any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, radioactive, or other hazardous conditions; noise or vibration; smoke, dust, odor, or other form of air pollution; heat, cold, dampness, movement of air, electrical, or other disturbances; glare; or liquid or solid wastes in a manner or amount not conforming to the appropriate performance standards of [Article 24](#).

0.400 R, Retail District

(ZC 2003-67; Ord. No. 2004-3-29)

.1 Purpose

The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing.

.2 Permitted Uses

See the nonresidential districts use table in Sec. [14.200](#) for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the R district unless otherwise expressly stated:

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	50 feet, except as provided in Sec. 13.500.2
Minimum Side Yard	
Interior Lot	None (See Sec. 13.500.3)
Corner Lot	50 feet on street side
Maximum Side Yard	None
Minimum Rear Yard	10 feet where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Height	2 story, 35 feet (See Sec. 13.600)
Maximum Lot Coverage	30% (See Sec. 10.400.6)
Maximum Floor Area Ratio	0.6:1

.4 Parking Requirements

(See [Article 16](#))

.5 Landscaping

(See [Article 17](#)) Residential uses allowed in the R, Retail district shall comply with Sec. [17.200.2](#) (ZC 2010-01; Ordinance No. 2010-4-16)

.6 Special District Requirements

A. Vehicle Fueling Stations

For vehicle fueling stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures. (ZC 2017-014; Ord. No. 2017-7-9)

B. Mini-warehouse/Public Storage

For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.

C. Independent Living Facilities

For independent living facilities, the following area, yard, and bulk requirements shall apply:

Description	Requirement
Minimum Lot Area	2 acres

Description	Requirement
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Front Yard	25 feet, except as provided in Sec. 13.500.2
Minimum Side Yard	
Interior Lot	None (See Sec. 13.500.3)
Corner Lot	25 feet on street side
Minimum Rear Yard	10 feet, where no alley abuts the rear property line (See Sec. 13.500.4)
Maximum Height	2 story, 35 feet allowed by right; 3 story, 45 feet allowed with approval of a specific use permit
Setbacks from Residential Development	See Sec. 15.1300 .

D. Residential Uses

- i. Patio homes, single-family attached residences, and two-family residences shall comply with the standards of Secs. [9.900](#), [9.1000](#), and [9.1100](#), respectively, except that single-family attached residences shall be developed on individually-platted lots only. Once any properties are developed for residential purposes, no nonresidential uses, other than home occupations shall occur. (See Sec. [15.700](#)) Retail-zoned land proposed for residential uses shall abut residentially-zoned land that is not separated by a Type C or larger thoroughfare (per the Thoroughfare Plan of the Comprehensive Plan).
- ii. When a portion of any retail-zoned property is used for patio homes, single-family attached, two-family, and/or independent living developments, and a residual tract has been left, it shall have a minimum of 2 acres and access to a median opening when located on an existing or proposed divided thoroughfare (as noted on the city's Thoroughfare Plan).
- iii. Any portion of a retail-zoned tract that is developed for patio home, single-family attached, and/or two-family residences, shall have a minimum land area of 5 acres.

E. Light-intensity Manufacturing
(ZC 2005-20; Ord. No. 2005-6-34)

- i. **Minimum Parking**
One space for each 300 square feet of gross floor area
- ii. **Loading Facilities**
Loading areas for light-intensity manufacturing are intended to provide for short-term pick-up and delivery. Onsite storage of delivery vehicles, including trailers and shipping containers, is prohibited. No delivery vehicles shall be parked outside of the designated loading area. Light-intensity manufacturing buildings in Retail districts shall not exceed the following ratios for loading spaces: (ZC 2005-20; Ord. No. 2005-6-34)

Square Feet of Gross Floor Area in Structure	Maximum Loading Spaces or Berths
0 to 20,000	4
Over 20,000	1 for each additional 10,000 square feet up to a maximum of 12

iii. Screening and Building Orientation

The following additional requirements apply to light-intensity manufacturing uses in Retail districts:

- a.** The design and orientation of the building shall minimize the exposure of loading and trash collection areas from adjacent streets and from adjacent properties unless they are part of the same approved preliminary site plan. No loading spaces shall face streets. In addition, the Planning & Zoning Commission may require a combination of wing walls extended from a building, screening walls, landscape berms, and plant materials to further obscure the view of loading and trash collection areas. The above screening elements shall be designed and located in conformance with applicable yard and setback requirements. Screening must extend the entire length of the loading area.
- b.** Screening elements shall be a minimum of 8 feet in height at installation. Berms should not exceed a slope of 3 feet, horizontal to 1 foot, vertical. Retaining walls may be used on the interior side of the berm but should not face adjacent streets or properties. The height shall be measured from the top of the curb of adjacent streets or from the average grade of property lines with adjacent tracts of land. Depending upon the average grade of the adjacent streets and properties, the minimum height at installation may be increased to as high as 12 feet.
- c.** Plant materials used for screening shall include a combination of shade and ornamental trees (4-inch minimum caliper), conifers (8-foot minimum height) and shrubs (5-gallon minimum). The plant materials shall be arranged in a manner which significantly obscures the view from adjacent streets and properties.
- d.** Proposed screening elements shall be identified on the preliminary site plan. A detailed plan showing the angles of view and the specific placement of screening elements shall be submitted with the final site plan.

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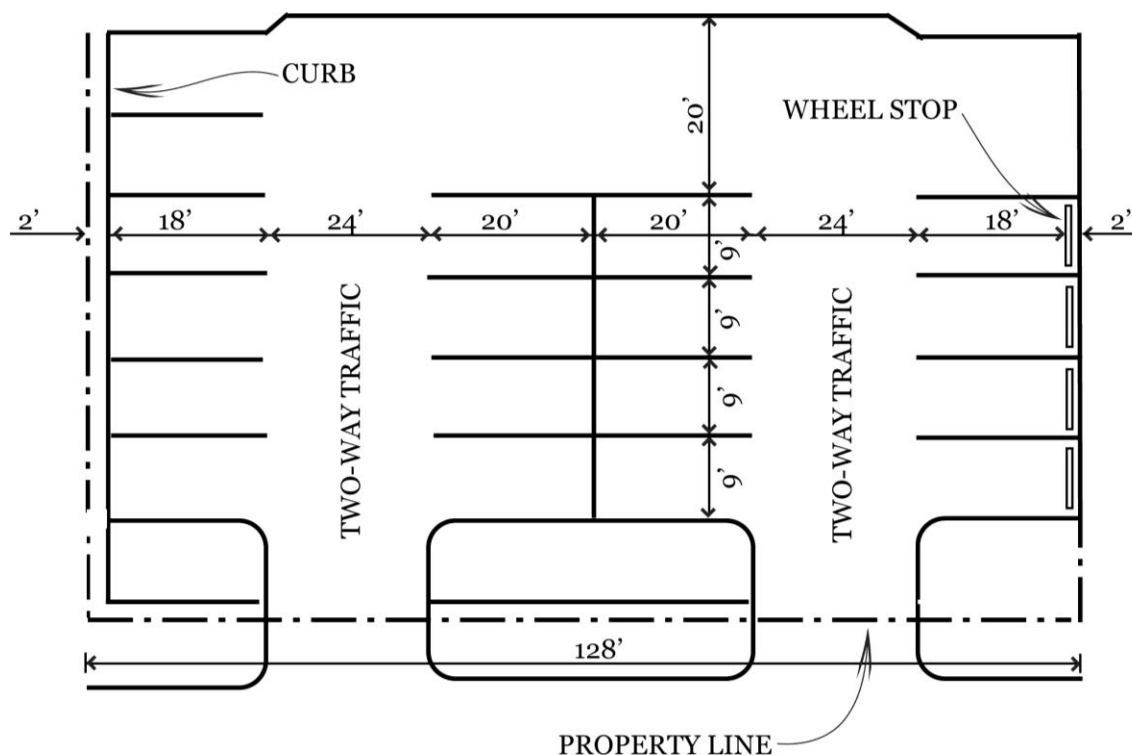


Figure 16-4: Parking Stall and Aisle Dimensions--90°Angle Stalls

16.700 Off-Street Parking Schedule

(ZC 2017-026; Ord. No. 2017-11-3 & ZC 2006-02; Ord. No. 2006-4-24)

Each development shall provide off-street parking as follows:

- .1 The minimum required number of off-street parking spaces shall be in accordance with the parking schedules and ratios that follow this section. Where calculation in accordance with following results in requiring a fractional space, any fraction less than 0.5 shall be disregarded, and any fraction of 0.5 or more shall require one space. Fewer parking spaces may be provided than the minimum number of spaces in accordance with Sec. [16.800](#), Sec. [16.900](#), Sec. [16.1100](#), and/or Sec. [16.1200](#).
- .2 Unless otherwise noted in the parking schedules and ratios that there is no maximum number of parking spaces, the maximum allowable number of off-street parking spaces shall be the minimum number of required off-street parking spaces plus 10%. Parking spaces in excess of the maximum allowable number of parking spaces may be provided in accordance with the following conditions:
 - A. For developments or redevelopments having ten (10) percent or more parking spaces in excess of the maximum parking, the excess parking area(s) shall be constructed with permeable pavements and associated drainage systems, such as modular porous pavers, Grass-Crete and porous concrete (gravel is not an acceptable permeable pavement and shall not be used for parking and/or circulation lanes except as may be allowed per Section [16.500.1](#) above). The excess parking area(s) may be constructed with asphalt or concrete pavement if grassy swales/buffer strips are

provided to mitigate the stormwater runoff from the impervious surfaces of the excess parking area(s). Such grassy swales/buffer strips shall be in addition to required landscape edge(s) and interior parking lot landscaping, shall be designed and maintained in accordance with the city's Stormwater Quality Requirements, and shall be designated and shown on the site plan and the Stormwater Quality Plan (SWQP) for the project. (ZC 2017-026; Ord. No. 2017-11-3)

- B.** In addition to the required landscape area and landscape improvements in [Article 17](#), additional landscape area and landscape improvements are provided as follows:
- i.** For each parking space constructed in excess of maximum, additional landscape area at the rate of 7 square feet per parking space shall be provided.
 - ii.** One additional tree shall be provided for each 3 parking spaces constructed in excess of maximum.
 - iii.** The additional trees and landscape area shall be distributed in landscape areas within parking areas or adjacent to buildings and not in the landscape edge.
- C.** The excess parking is in elevated or below-grade parking structures subject to area, yard, and bulk requirements in this ordinance. (ZC 2017-014; Ord. No. 2017-7-9)

Parking Space Schedule for Residential Uses

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Residential Uses
Agricultural	2 spaces for each dwelling unit
Estate Development	2 spaces for each dwelling unit
Single-Family or Two-Family Dwellings (ZC 2002-47; Ord. No. 2002-10-26)	2 spaces for each dwelling unit, except for the GR district (See Sec. 9.1200)
Single-Family Attached	2.25 spaces for each dwelling unit
Multifamily Dwelling (Ord. No. 93-8-13)	1.5 spaces for each efficiency unit; 2 spaces for each dwelling unit with one or more bedrooms
Multifamily Dwelling in Downtown Business/Government (Ord. No. 93-8-13)	Efficiency and One-bedroom units: 1 parking space per unit Two-bedroom units: 1.5 parking spaces per unit Three-bedroom and larger units: 2 parking spaces per unit
Mobile Home	2 spaces for each stand, lot, or tract
Backyard Cottage (ZC 2018-033; Ord. No. 2019-2-10)	1 space for each dwelling unit

Parking Space Schedule for Nonresidential Uses in all Districts

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Nonresidential Uses
Animal Exhibition	One space per 600 square feet of exhibit and pasture area
Artisan's Workshop	One space for each 200 square feet of retail sales and display plus one space for each 400 square feet of workshop and storage area (Ord. No. 93-8-13)
Assisted Living Facility (ZC 2000-83; Ord. No. 2000-11-30)	One space for every 2 rooms or beds, whichever is greater (No maximum number of parking spaces)
Bank, Savings and Loan, or Similar Financial Establishment	One space for each 300 square feet of floor area

Article 16: Parking and Loading
16.700: Off-Street Parking Schedule

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Nonresidential Uses
Bed and Breakfast Inn	One space for owner/operator and one for each guest bedroom (<i>Ord. No. 93-8-13</i>) (<i>No maximum number of parking spaces.</i>)
College or University	One space for each 2 students, plus one space for each classroom, laboratory, or instruction area (<i>No maximum number of parking spaces.</i>)
Commercial Amusement (Indoor)	
Bingo Parlor	One space for 3 seats (design capacity) or one per 100 square feet of total floor area, whichever is greater
Bowling Alley	6 spaces for each lane
Skating Rink	One space for each 3 seats at a maximum seating capacity plus one space for each 200 square feet
Other	One space for each 3 persons accommodated (design capacity)
All areas for subsidiary uses not listed above or in other parts of Sec. 16.900 (those noted uses such as restaurants, offices, etc. shall be calculated in with the minimum specified for those individual uses)	One space for each 1,000 square feet
Community Center (ZC2021-011; Ord. No. 2021-7-6)	
Library or Museum	10 spaces plus one space for each 300 square feet of floor area
Recreational or Athletic	Same as Health/Fitness Center
Entertainment, Assembly or Cultural	Same as Theater, Meeting Room, and Assembly Hall
Continuing Care Facility (ZC 2000-83; Ord. No. 2000-11-30)	
Data Center (ZC 2010-05; Ord. No. 2010-10-15)	One space for each 1,000 square feet
Day Care, Day Nursery, or Kindergarten School (ZC 96-32; Ord. No. 96-8-11)	One space per 5 pupils (design capacity). (<i>No maximum number of parking spaces.</i>) Parking for this use will not be required when such facilities are located: <ul style="list-style-type: none"> • Within an office structure as an accessory use to its employees • Within a single-user structure as an accessory use as a service to its employees • Within an accessory structure that is within 300 feet of the main building • Within a shopping mall
Farmers Market (ZC2019-001; Ord. No. 2019-5-7)	One space per 200 square feet of market area.
Flea Market (Indoor and Outdoor)	1.5 spaces for each 200 square feet of floor area or market area
Food Truck Park (ZC 13-33; Ord. No. 2014-1-11)	One space per 100 square feet of dining area only
Fueling Station, Vehicle	Minimum of 6 spaces (<i>No maximum number of parking spaces.</i>)
Furniture Store or Large Appliance Store	One space for each 400 square feet of floor space
Garden Center	One space for each 200 square feet of floor area plus one space for each 2,000 square feet of exterior sales area. (ZC 92-55; Ord. No. 92-9-1)
Golf Course or Country Club	5 spaces for each green

Article 16: Parking and Loading
16.700: Off-Street Parking Schedule

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Nonresidential Uses
Government or Private Post Office	One space per employee plus one space per stored vehicle shall be provided and located on the site so that no vehicle is parked for more than 24 hours within the front yard or within the side yard of a corner lot abutting a street or public right-of-way. Plus one space per 200 square feet of floor area of customer service area and one space per 1,000 square feet of storage and distribution area.
Hardware Store	One space per 200 square feet of floor area
Health/Fitness Center	
Gymnasium	One space for each 3 seats at a maximum seating capacity plus one space for each 200 square feet
Indoor Jogging or Running Track:	One space for each 100 linear feet
Indoor Tennis Court	6 spaces for each court
Racquetball or Handball Court	4 spaces for each court
Swimming Pool	One space for each 100 square feet of gross water surface and deck area
Weight Lifting or Exercise Area	One space for each 100 square feet
All areas for subsidiary uses not listed above or in other parts of Sec. 16.900 (those noted uses such as restaurants, offices, etc. shall be calculated in with the minimum specified for those individual uses)	One space for each 1,000 square feet
Hospital	One space for every 2 beds <i>(No maximum number of parking spaces.)</i>
Hotel or Motel	One space for each room, unit, or guest accommodation of a hotel/motel with no restaurant, private club, meeting facilities, and/or recreational facility other than a swimming pool; 1.25 spaces for each room, unit, or guest accommodation of a hotel/motel with restaurant, private club, meeting facilities, and/or recreational facility other than a swimming pool <i>(ZC 99-27; Ord. No. 99-7-8)</i>
Household Care Facility	2 spaces for each dwelling unit
Household Care Institution	One space for every 3 rooms or beds, whichever is greater <i>(No maximum number of parking spaces.)</i>
Independent Living Facility <i>(ZC 2000-83; Ord. No. 2000-11-30)</i>	One space per dwelling unit <i>(No maximum number of parking spaces.)</i>
Long-term Care Facility <i>(ZC 2000-83; Ord. No. 2000-11-30)</i>	One space for each 2 rooms or beds, whichever is greater <i>(No maximum number of parking spaces.)</i>
Manufacturing, Processing, or Repairing	One space for each 2 employees or one space for each 1,000 square feet of floor area, whichever is greater
Massage Establishment	One space for each 200 square feet of floor area
Mid-Rise Residential <i>(ZC 2013-33; Ord. No. 2013-10-33)</i>	One bedroom or less: One parking space per unit Two bedrooms: 1.5 parking spaces per unit Three bedrooms or more: Two parking spaces per unit
Mini-Warehouse	One space for each 20 storage cubicles plus required parking for the office and caretaker's quarters. Parking spaces to be rented shall not be included in this requirement.

Article 16: Parking and Loading
16.700: Off-Street Parking Schedule

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Nonresidential Uses
Mortuary	One space for each 2 persons normally accommodated in services or one space per 200 square feet, whichever is greater
Nursery	One space for each 300 square feet of floor area plus one space for each 5,000 square feet of exterior sales area (<i>ZC 92-55; Ord. No. 92-9-1</i>)
Office - General	One space for each 300 square feet of floor area. This required parking ratio may be reduced to 1:400 subject to all of the following: (<i>ZC 2003-01; Ord. No. 2003-3-6</i>) <ul style="list-style-type: none"> • Single tenant office building of a minimum of 200,000 gross square feet; • The Floor Area Ratio does not exceed 0.30:1; and • Approval of a site plan showing where additional parking can be added if necessary.
Office - Medical	One space for each 250 square feet of floor area (<i>ZC 2010-22; Ordinance No. 2011-3-23</i>)
Office - Showroom/Warehouse	One space for each 1,000 square feet of floor area for storage and warehousing, plus one space for each 300 square feet of office, sales, or display areas. The maximum square footage of office space must be noted on the site plan. (<i>ZC 95-100; Ord. No. 96-1-32</i>)
Recreational Area or Building, Private or Commercial (other than listed)	One space for every 2 persons to be normally accommodated in the establishment.
Regional Shopping Mall (with more than 1,000,000 square feet of floor space) (<i>ZC 98-100; Ord. No. 99-1-8</i>)	One space for each 225 feet of gross leasable area
Rehabilitation Care Facility	2 spaces for each dwelling unit
Rehabilitation Care Institution	One space for every 3 rooms or beds, whichever is greater
Religious Facility (<i>ZC 2010-06; Ord. No. 2010-8-7</i>)	One space for every 5 persons accommodated in the main assembly areas (<i>No maximum number of parking spaces.</i>)
Restaurant or Cafeteria	One space for every 100 square feet of floor area, except as noted for Retail or Shopping Center below.
Retail or Personal Services Incidental to Primary Use (<i>ZC 2001-36; Ord. No. 2002-1-13</i>)	Retail or personal services as an incidental use that do not exceed 10% of the main building area shall be parked at the same rate as the primary use. This use must be located within the main building.
Retail or Shopping Center (<i>ZC 2001-36; Ord. No. 2002-1-13</i>)	Retail uses or shopping centers 50,000 square feet in area or less - One space per 200 square feet
	Retail uses or shopping centers greater than 50,000 square feet - One space per 250 square feet
	Restaurants, cafeterias, and private clubs that are inline lease spaces and do not exceed 10% of the shopping center floor area (excluding single occupant, free-standing buildings) may utilize the required minimum parking ratio.
Schools	
Elementary	One space for each 15 students (design capacity) (<i>No maximum number of parking spaces.</i>)
Middle	One space for each 14 students (design capacity) (<i>No maximum number of parking spaces.</i>)
9-10 Grades	One space for each 6 students (design capacity) (<i>No maximum number of parking spaces.</i>)

Article 16: Parking and Loading
16.700: Off-Street Parking Schedule

Zoning Districts or Uses	Minimum Required Off-Street Parking or Spaces for Nonresidential Uses
11-12 Grades	One space for each 1.5 students, faculty, and staff (design capacity) <i>(No maximum number of parking spaces.)</i>
Service Retail	One space for each 200 square feet of retail sales area plus one space for each 400 square feet of service area <i>(No maximum number of parking spaces.)</i>
Stable	One space for each 2 stalls
Storage or Warehousing	One space for each 2 employees or one space for each 1,000 square feet of floor area, whichever is greater
Theater, Meeting Room, and Assembly Hall <i>(ZC2021-011; Ord. No. 2021-7-6; ZC 98-101; Ord. No. 99-2-15)</i>	One space for every 3 seats or for every 3 persons accommodated
Vehicle Repair Garage	3 spaces per service bay, plus one space per employee (maximum shift), plus one space per tow truck or other service vehicle

Standards for Uses Listed in the Use Tables of Sec. 14.100 and Sec. 14.200, not Matched with a Parking Requirement Above

General Use Category	Parking Space Requirements
Accessory and Incidental Uses	One space per employee
Commercial, Manufacturing, and Industrial Uses	Same as Manufacturing, Processing, or Repairing
Educational, Institutional, and Special Uses	One space per employee
Office and Professional Uses	One space per 300 square feet of gross floor area <i>(ZC 2003-01; Ord. No. 2003-3-6)</i>
Retail Uses <i>(ZC 2001-36; Ord. No. 2001-1-13)</i>	Same as Retail or Shopping Center, above
Service Uses	One space per 200 square feet of gross floor area
Transportation, Utility, and Communications Uses	One space per employee plus one space per stored vehicle
Vehicle and Related Uses	One space per employee plus one space per stored vehicle
Wholesale Uses	Same as for Storage or Warehousing

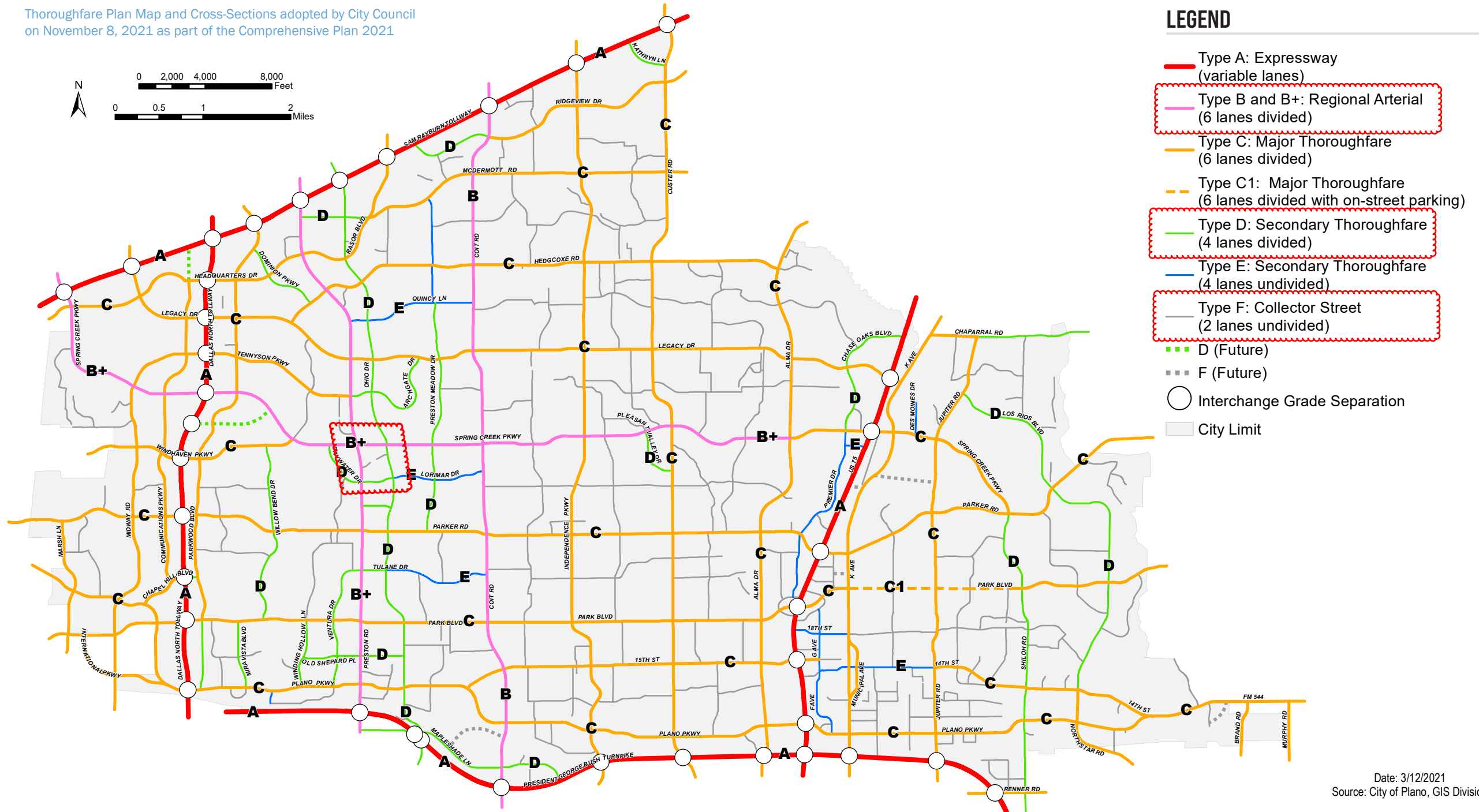
Number of Required Handicap Parking Spaces Based on Total Number of Parking Spaces Provided
(No maximum number of parking spaces)

Total Parking in Lot	Required Minimum Number of Accessible Spaces
1 to 25	One
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over <i>(ZC 92-36; Ord. No. 92-8-13)</i>	20 plus one for each 100 over 1,000



THOROUGHFARE PLAN MAP

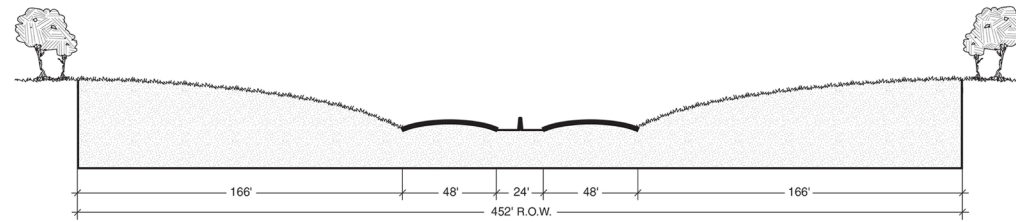
Thoroughfare Plan Map and Cross-Sections adopted by City Council
on November 8, 2021 as part of the Comprehensive Plan 2021



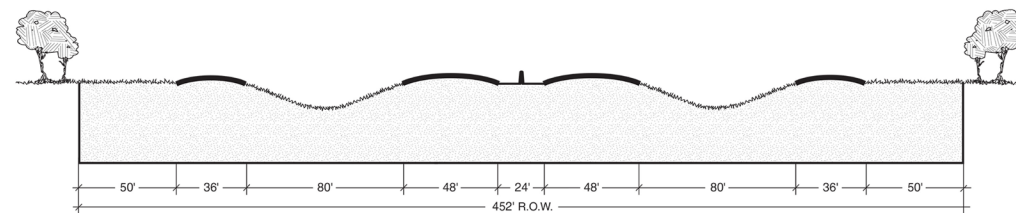


THOROUGHFARE CROSS-SECTIONS

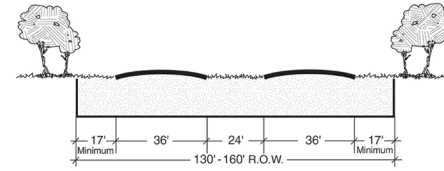
Thoroughfare Plan Map and Cross-Sections adopted by City Council
on November 8, 2021 as part of the Comprehensive Plan 2021



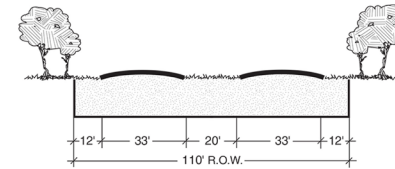
Type A
(E8DA)
Freeway - Regional - No Frontage Roads



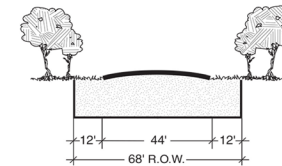
Type A
(E8DF)
Freeway - Regional - With Frontage Roads



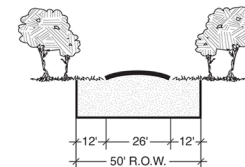
Type B
(M6DA)
Arterial - Regional



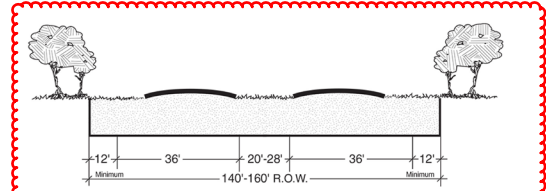
Type C
(M6D)
Major Thoroughfare



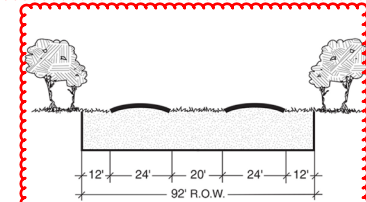
Type E
(S4U)
Secondary Thoroughfare



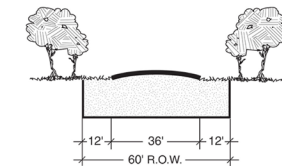
Type G
(R2U)
Residential / Local



Type B+
(M6DA)
Arterial - Regional
With 12' Access Lanes

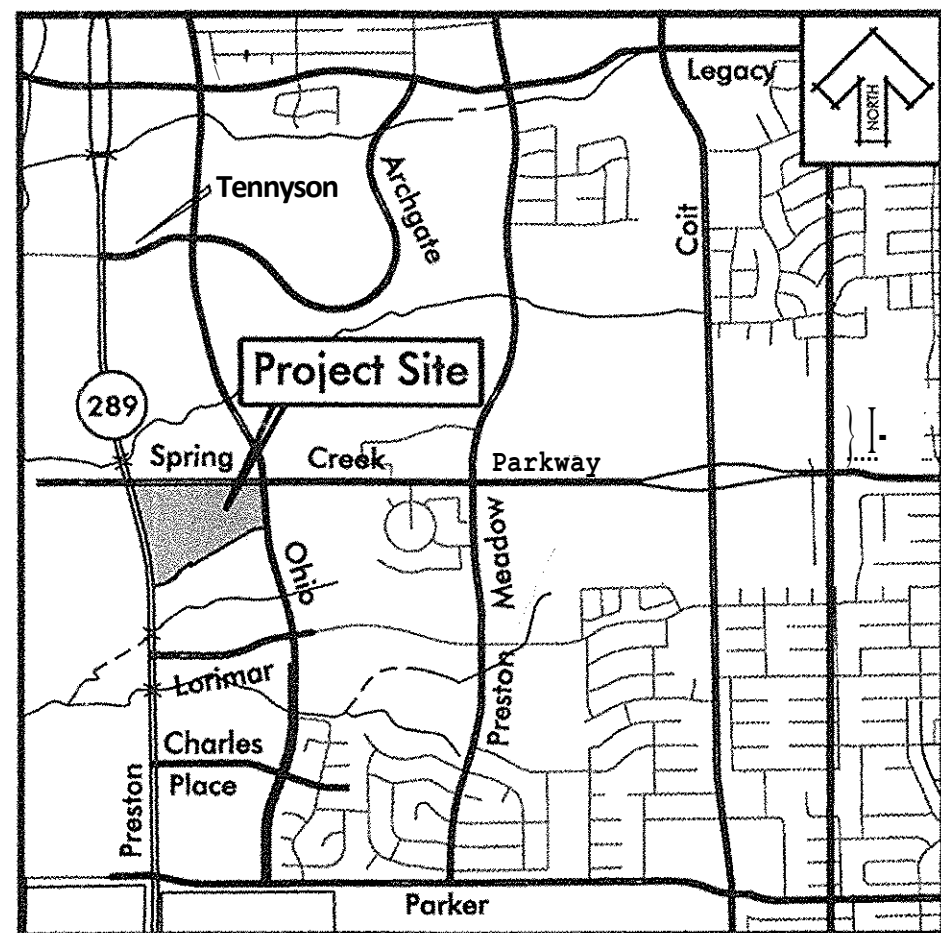


Type D
(S4D)
Secondary Thoroughfare



Type F
(S2U)
Collector

A horizontal scale bar with alternating black and white segments. It is marked with numbers 0, 50, 100, 150, and 200. Below the bar, the text "SCALE IN FEET" is centered.



Prepared For:	Prepared By:
PROMONTORY LTD.	HUITT-zoLJARS
A TEXAS LIMITED PARTNERSHIP	
73355 Noel Road, Suite 1315, L8	Huitt-Zollars, Inc.
Dallas, Texas 75240-6603	331 McKinney Ave., Ste. 600
	Dallas, Texas 75204
	Phone (414) 871-3311
	Engineering / Architecture
	Fax (214) sn-0157

Project No. 01-2488-06

Filed for Record in
Collin County, McKinney TX
Honorable Helen Starnes
Collin County Clerk

On Aug 26 2002
At 2:28pm
Doc/Num : 2002- 0121570
Recordini/Ty PL
Reclm 30205 2600

INGRESS ANU COHESSE ORIVCWAY AND IJLCAL
LANE AT THIS LOCATION WILL BE CONVERTED
TO INGRESS ONLY WITH PUBLIC FUNDING AT
SUCH TIME THE FUTURE SPRING CREEK BRIDGE
OVER PRESTON ROAD AND FUTURE ACCESS
RAMPS ARE CONSTRUCTED.

Total Curve
Delta=102°25'46"
R=2870.00'
L=540.63'
T=271.06'
CB=85°35'28"E
CH=539.88'

RIGHT-OF-WAY DEDICATION
TO THE CITY OF PLANO
CAB. L PG. 447
P.R.C.C.T.

BASIS OF BEARING:
CITY OF PLANO CONTROL STATIONS F-6,AND F-5
AND SOLAR OBSERVATIONS TAKEN ON 1-11-1999
WERE USED FOR ESTABLISHING 'GRID' NORTH FOR
THE BASIS OF BEARINGS.HORIZONTAL COORDINATES
SHOWN ARE GRID VALUES(NAD 27)BASED ON THE CITY
OF PLANO CONTROL MONUMENTS F-6 & F-5.

50 100 200
SCALE IN FEET
1"=100'

POINT OF BEGINNING
5/8" I.R.F. W/ HUITT-ZOLIARS CAP

RESERVED FOR
RIGHT-OF-WAY DEDICATION
1.126 Acres

SPRING CREEK PARKWAY
(VARIABLE WIDTH R.O.W.)

OHIO DRIVE
(AN 85' R.O.W.)
CAB. L PG. 109 P.R.C.C.T.

SUMMER MEADOWS APARTMENTS
CAB. F, PG, 407 P.R.C.C.T.

PROMONTORY ON PRESTON
LOT 2, BLOCK A
CAB. L, PG, 447 P.R.C.C.T.

LOT 3, BLOCK A
REVISED CONVEYANCE PLAT
20.372 ACRES

LOT 6, BLOCK A
1.248 ACRES

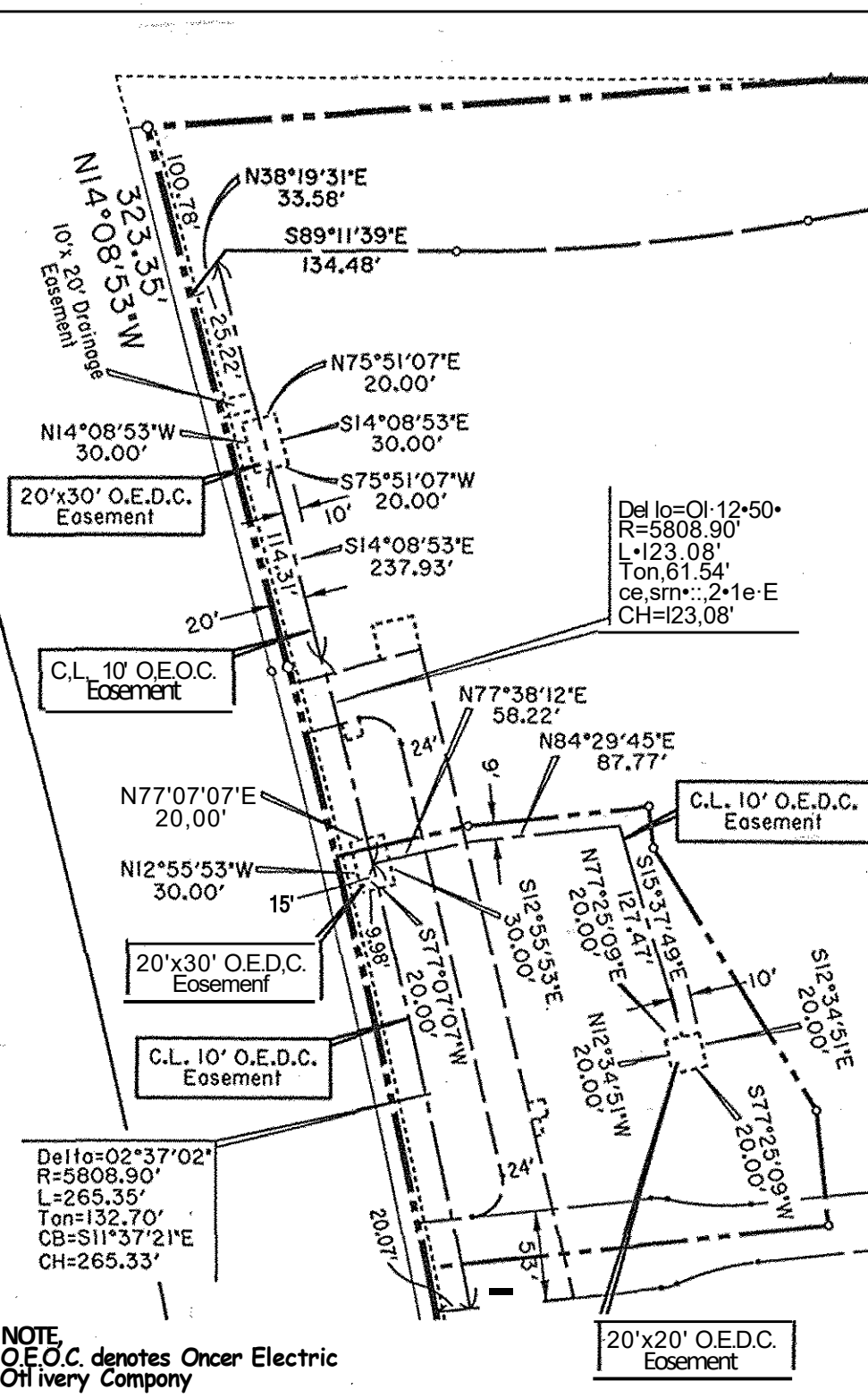
BOUNDARY
TOTAL CURVE
Delta=08°58'32"
R=5788.90'
L=906.86'
T=454.36'
CB=N09°39'27"W
CH=905.94'

LAKEPOINTE CROSSING
C.C. 94-01010143
CAB. I PG. 393

PRESTON VIEW PHASE II
CAB. I, PG, 218 P.R.C.C.T.

PRESTON ROAD
STATE HIGHWAY NO. 289
(VARIABLE WIDTH R.O.W.)

DeIta=20°42'26"
R=480.00'
L=173.48'
CB=S50°42'15"W
CH=172.53'



O DENOTES DATA NO.

BOUNDARY & LOT LINE DATA	
1 S05°27'51"W	116.26'
2 S31°30'00"E	88.55'
3 N60°48'15"E	44.60'
4 N47°47'42"E	16.53'
5 S47°47'42"W	133.54'
6 S28°56'32"E	145.42'
7 S61°03'28"W	78.32'
8 S28°56'32"E	60.00'
9 N28°56'32"W	60.00'
10 S61°03'28"W	29.78'
11 S85°22'29"W	122.7'
12 N77°38'12"E	78.86'
13 N84°29'45"E	106.00'
14 S05°30'12"E	24.17'
15 S31°30'00"E	179.00'
16 S05°30'12"E	67.92'
17 S84°29'45"W	235.22'
18 N49°50'57"W	35.48'

O DENOTES DATA NO.

EASEMENT CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
1	90°00'00"	20.00'	31.42'	S50°27'51"E	28.28'
2	23°41'42"	81.00'	33.49'	S72°39'00"W	33.26'
3	23°41'42"	115.00'	47.55'	S72°39'00"W	47.21'
4	18°43'07"	150.50'	49.17'	N86°08'43"W	48.95'
5	18°42'51"	29.00'	9.47'	N86°08'43"W	9.43'
6	18°43'48"	150.50'	49.20'	S75°07'50"W	48.98'
7	18°44'03"	29.00'	9.48'	S75°07'50"W	9.44'
8	13°00'39"	139.50'	31.67'	S54°17'59"W	31.61'
9	91°27'54"	20.00'	31.93'	S58°18'48"E	28.64'
10	97°04'37"	20.00'	33.89'	S35°57'27"W	29.98'
11	14°59'59"	243.00'	63.62'	S00°03'09"E	63.43'

O DENOTES DATA NO.

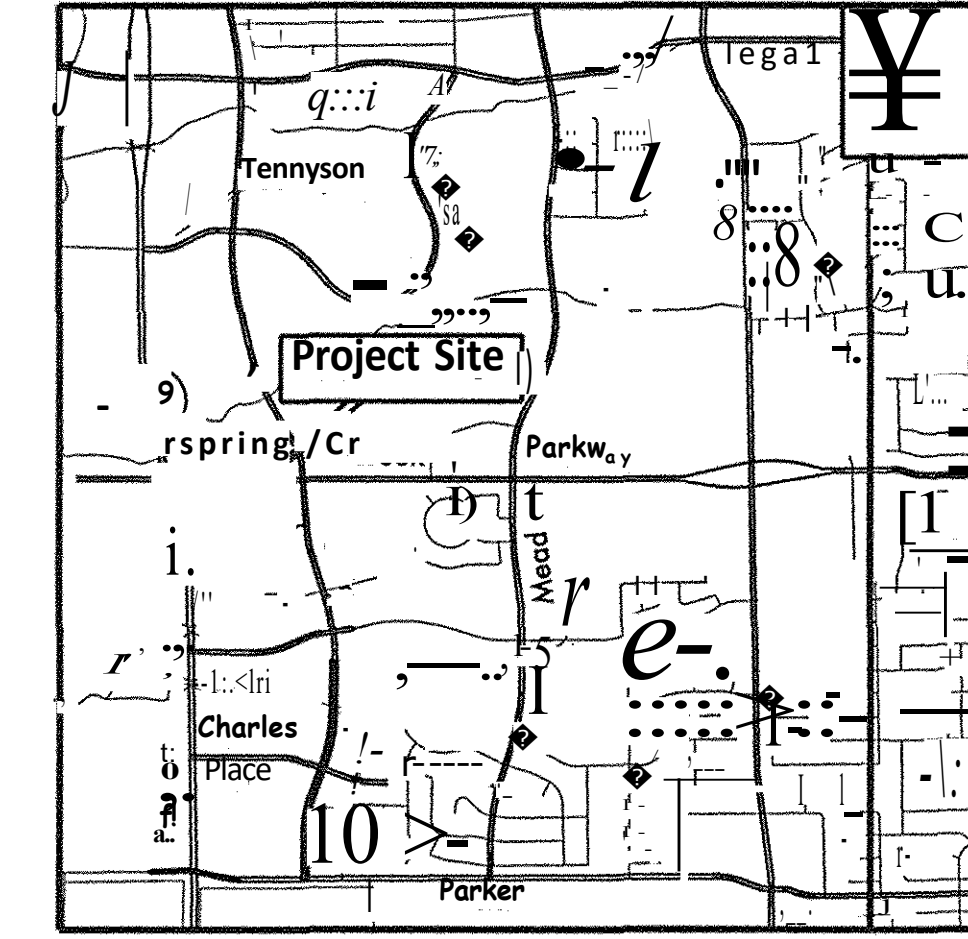
EASEMENT DATA		
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2	S89°11'39"E	20.80'
3	S00°48'21"W	37.00'
4	S00°48'21"W	94.22'
5	S89°11'39"E	15.00'
6	S84°32'09"W	10.60'
7	N05°27'51"W	22.60'
8	S00°48'21"W	22.65'
9	N89°11'39"W	15.00'
10	N00°48'21"E	21.00'
11	N84°32'09"E	15.09'

FINAL PLAT
LOT 6, BLOCK A
&
REVISED CONVEYANCE PLAT
LOT 3, BLOCK A
Of
PROMONTORY ON PRESTON

21.620 ACRE TRACT OF LAND
OUT OF THE
ROBERT BENEFIELD SURVEY, ABSTRACT NO. 99
CITY OF PLANO, COLLIN COUNTY, TEXAS

Prepared For:
PROMONTORY, LTD.
A TEXAS LIMITED PARTNERSHIP
13855 Noel Road, Suite 1315, Dallas, Texas 75244
(972) 934-2244

Prepared By:
HUITT-ZOLIARS
Engineering/Architecture
13855 Noel Road, Suite 1315, Dallas, Texas 75244
(972) 934-2244



NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES
AND BOUNDS IS A VIOLATION OF CITY ORDINANCE
AND STATE LAW AND IS SUBJECT TO FINES AND
WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

be used. If designated as a stormwater quality area on a site-specific stormwater quality plan, landscape areas do not have to be protected by a continuous six (6) inch raised concrete curb, provided that such areas are alternatively protected from encroachment of vehicles by other types of devices such as slotted (i.e. perforated) curbs, permanently anchored wheel stops, decorative bollards, or some other device that is acceptable to the Directors of Planning and Engineering. (ZC 2017-026; Ord. No. 2017-11-3)

- H. One shade tree (3-inch caliper minimum) or an approved ornamental tree per 1,000 square feet of required open space shall be provided. All trees must be drought tolerant native or well adapted plants as determined by the Director of Planning or designee. No more than 60% of any one species is allowed. (ZC 2016-001; Ord. No. 2016-5-4)
 - I. No site developed prior to the effective date of this section (April 27, 1992) shall be required to conform to the landscaping requirements of this section unless the site is redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.
- .2 Landscaping Requirements for Single-Family, Patio Home, Single-Family Attached, and Two-Family Developments**
- A. One shade tree (3-inch caliper minimum) or an approved ornamental tree shall be provided in residential subdivisions for each lot.
 - B. All required trees must be planted prior to request for final building inspection of the dwelling unit.
- .3 Landscaping Along Internal Property Lines**
(ZC2019-011; Ord. No. 2019-8-8)
- A landscape edge must be provided adjacent to all internal property lines which are not adjacent to a right-of-way or street easement as follows:
- A. Standard Option: A minimum 10-foot landscape must be provided. Within the landscape edge, 6 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge.
 - B. Incentive Option: If utilizing the standards in [Article 23](#), a landscape edge along internal property lines is not required.

17.300 Overlay District Landscaping Requirements (ZC2019-011; Ord. No. 2019-8-8)

.1 Regulations for Specific Districts

Development and redevelopment in the Preston Road, Dallas North Tollway, 190 Tollway/Plano Parkway, and State Highway 121 Overlay Districts must meet the regulations provided below.

A. A landscape edge must be provided as follows:

- i. Standard Option: A minimum 40-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) must be provided. The landscape edge must not apply to that portion of

the overlay district zoned Central Business-1 at the time of development or redevelopment. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards, Rules & Regulations. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, and drainage improvements. Underground utilities, or related facilities. The 40-foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop road, and ramps at grade-separated interchange.

- ii. Incentive Option: If utilizing the standards in [Article 23](#), the landscape edge may be reduced to a minimum 30-foot wide landscape edge as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) must be provided. If utilizing the standards in [Article 23](#), the landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards, Rules & Regulations. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40-foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40-foot distance.
- iii. The landscape edge must consist of trees, shrubs, groundcover, berms, and related elements as follows, except for the Dallas North Tollway Overlay District which must comply with Sec. [17.300.3](#):
 - a. Standard Option: A minimum of two 3-inch caliper shade trees and two 3-inch caliper ornamental trees (7-foot planted height) placed per 50 feet of frontage, exclusive of driveways.
 - b. Incentive Option: If utilizing the standards in [Article 23](#), the landscape edge may be reduced to a minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) must be placed per 50 feet of frontage exclusive of driveways.



Figure 17-4: 30-Foot Landscape Edge

- iv. A landscape edge must be provided adjacent to all internal property lines which are not adjacent to a right-of-way or street easement as follows:
 - a. Standard Option: A minimum 10-foot landscape edge must be provided along all internal property lines. Within the landscape edge, 6 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge.
 - b. Incentive Option: If utilizing the standards in [Article 23](#), a landscape edge along internal property lines is not required.

.2 Preston Road Overlay District

In addition to requirements in Sec. [17.300.1](#), development and/or redevelopment in the Preston Road Overlay district must meet the following special landscaping requirements:

- A. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. [13.500.2K](#) and to visibility requirements of the Thoroughfare Standards, Rules & Regulations.
- B. A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.
- C. A landscape plan must be submitted in conjunction with the site plan review process.

- D. The location of plant materials must comply with the visibility requirements of the Thoroughfare Standards, Rules & Regulations.
- E. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

.3 Dallas North Tollway Overlay District

In addition to requirements in Sec. [17.300.1](#), development and/or redevelopment in the Dallas North Tollway Overlay district must meet the following special landscaping requirements:

- A. The landscape edge must consist of trees, shrubs, groundcover, berms, and related elements as specified below, and trees must be placed within the landscape edge as follows:
 - i. For the tollway frontage roads, one 3-inch caliper or greater Live Oak and one 3-inch caliper or greater deciduous shade tree per 50 feet of linear frontage planted in a formal double row, triangular pattern.
 - ii. For east/west thoroughfares (Type D and above), 2 shade trees per 50 feet of linear frontage (exclusive of driveways) planted in formal double row, triangular pattern. 8 ornamental trees 7 feet in planted height must be placed in a dense double row pattern within 30 feet of the primary entrance driveway to a development.
 - iii. For Communications Parkway, Parkwood Boulevard, and north/south segments of Plano Parkway and Chapel Hill Drive, one 3-inch caliper or greater shade tree and one ornamental (7-foot planted height) per 50 feet of linear frontage, exclusive of drive-ways, planted in an informal fashion.
 - iv. For Commercial Employment zoned properties, the types, numbers, and locations of trees must be determined at the time of site plan approval and must be consistent with existing landscape treatments.
- B. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or the required front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. [13.500.2K](#) and to visibility requirements of the Thoroughfare Standards, Rules & Regulations.

9.1500 MF-3, Multifamily Residence-3 District

.1 Purpose

The MF-3 district is intended to provide for relatively dense condominium and apartment developments at 21.5 residential units per acre. This density will allow limited areas of usable open space that must be carefully designed for maximum accessibility and utilization by the residents of an MF-3 development. MF-3 districts should have access and frontage to major thoroughfares, with no principal access to standard residential streets.

.2 Permitted Uses

See the residential districts use table in Sec. [14.100](#) for a complete listing.

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the MF-3 district unless otherwise expressly stated:

Description	Requirement
Maximum Residential Density	21.5 units per acre
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Lot Depth	120 feet
Minimum Front Yard	
1 and 2 story	25 feet, except as provided in Sec. 15.800 and Sec. 13.500.2
3 story	100 feet, except as provided in Sec. 15.800 and Sec. 13.500.2
Minimum Side Yard	15 feet (See Sec. 15.800 and Sec. 13.500.3)
Maximum Side Yard	N/A
Minimum Rear Yard	15 feet (See Sec. 15.800 and Sec. 13.500.4)
Minimum Floor Area per Dwelling Unit	
Efficiency	500 square feet
1 bedroom	650 square feet
2 bedroom	800 square feet
Each additional bedroom	200 square feet
Maximum Lot Coverage	35% plus 10% additional coverage permitted for accessory buildings (See Sec. 13.500.4A)
Maximum Height	3 story with a maximum third floor top plate line of 35 feet and a maximum 45-foot height for any portion of the building. Top plate line is defined as the top horizontal member of an exterior frame wall supporting ceiling joists, rafters, or other members. (Ord. No. 94-1-34)
Minimum Usable Open Space	Usable open space shall comply with the supplementary regulations in Sec. 13.800 (ZC 06-02; Ord. No. 2006-4-24)
One bedroom	400 square feet - One bedroom
Each additional bedroom	300 square feet - Each additional bedroom

.4 Parking Requirements

- A. Two parking spaces per dwelling unit (See [Article 16](#))
- B. The off-street parking spaces designated for each dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.

- .2 Publicly-owned sports lighting, communication antennas or communication structures, utility poles and towers, and water tanks are exempt from height restrictions.

13.700 Lot Coverage

The maximum percentage of any lot which may hereafter be covered by the main building and all accessory buildings shall not exceed the lot coverage requirements herein specified, except where an existing building at the effective date of this ordinance may have a greater percentage of a lot covered than herein prescribed, such building shall be considered a conforming use.

13.800 Usable Open Space

(ZC 2006-02; Ord. No. 2006-4-24)

.1 Intent

The intent of usable open space is to provide for outdoor living and/or recreation in an open area or recreational facility. Where required by this ordinance, usable open space shall comply with the standards of this section:

.2 Area Required

- A. The minimum required area of usable open space for a development shall be according to the area, yard, and bulk standards of the respective zoning district.
- B. At the time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit to the minimum required area of usable open space as follows:
- i. The required usable open space area may be reduced up to one-third for offsite dedicated open space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. The credit for the offsite usable open space is a discretionary decision of the Planning & Zoning Commission and/or City Council based generally upon the following:
 - a. 15% or more of the site's boundary is adjacent to park land.
 - b. The park land is suitable, as defined by the intent for usable open space, for use by residents.
 - c. There are defined pedestrian connections between the development and the park land.
 - d. The design of the development provides a significant visual connection to the park land.
 - ii. For multifamily residential development in the Multifamily Residence-1 (MF-1), Multifamily Residence-2 (MF-2), and Multifamily Residence-3 (MF-3) zoning districts only, the required usable open space may be reduced through the use of credits for certain improvements. A credit of 3 square feet may be applied for each square foot utilized for swimming pools and adjacent decks, patios, or lounge areas within 10 feet of a pool, developed and equipped children's play areas, and usable portions of recreational buildings. No credit may be applied for tennis courts.
 - iii. For multifamily residential development in the MF-1, MF-2, and MF-3 zoning districts only, the combined credit for areas calculated at a 3-to-one basis and

for public parks shall not exceed 50% of the total usable open space for an individual lot or parcel of land.

.3 General Standards

- A.** Usable open space may include landscaping, walks, patios, pools, tennis courts and other recreational facilities, water features, and decorative objects such as art work or fountains.
- B.** Usable open space shall not include rooftops; accessory buildings, except those portions of any building designed specifically for recreational purposes; parking areas; driveways; turnaround areas; or rights-of-way or easements for streets or alleys, drainage or floodway facilities or electrical transmission lines.
- C.** Usable open space shall not have a slope exceeding 10%. (ZC 2017-026; Ord. No. 2017-11-3)
- D.** At that time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for usable open space that exceeds the maximum 10% slope if it is determined that such areas are environmentally or aesthetically significant and their preservation would enhance the development.

.4 Dimensional Standards

- A.** Multifamily residential development in the MF-1, MF-2, and MF-3 zoning districts shall have no usable open space dimension less than 15 feet.
- B.** Patio home and single-family attached development in the Patio Home (PH), Single-Family Residence Attached (SF-A), MF-1, MF-2, and MF-3 zoning districts, and patio home or single-family development in the Retail zoning district with the corresponding specific use permit (SUP) shall comply with the following dimensional standards:
 - i.** All residential lots must be located within 600 feet of usable open space as measured along a street. The Planning & Zoning Commission may increase this distance to 1,200 feet if the shape of the subdivision is irregular or if existing vegetation on the site will be preserved by an increase in the distance.
 - ii.** A primary usable open space area 20,000 square feet or larger shall be provided. This primary usable open space must be a minimum of 50 feet wide and must abut a street on a minimum of 25% of the area's perimeter.
 - iii.** If additional open space is needed to meet the minimum area of required usable open space, secondary usable open space areas must be provided. The minimum area for a secondary usable open space shall be 7,500 square feet or larger. This secondary usable open space must be a minimum of 25 feet wide and must abut a street for a minimum frontage distance of 25 feet. Secondary usable open space areas greater than 15,000 square feet shall have a minimum of 2 access points to public streets. Each access point must abut a street for a minimum frontage distance of 25 feet.

parties concerned, approved as to form and execution by the City Attorney, and filed with and made part of the application for a Building Permit.

- .2 Up to 60% of the parking spaces required for a theater or other place of evening entertainment, or for a religious facility, may be provided and used jointly by banks, offices, and similar uses not normally open, used, or operated during evening hours if specifically approved by the Planning & Zoning Commission. Such approval may be rescinded by the City Council.
- .3 Additional parking shall be obtained by the owners in the event that the City Council determines that such joint use is resulting in a public nuisance by providing an inadequate number of parking spaces or otherwise adversely affecting the public health, safety, or welfare.

16.1000 Stacking Requirements for Drive-Through Facilities

- .1 A stacking space shall be an area on a site measuring 8 feet by 20 feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area. An escape lane shall be an area measuring a minimum of 8 feet wide that provides access around the drive-through facility. An escape lane may be part of a circulation aisle.
- .2 For financial institutions with drive-through facilities, 5 stacking spaces shall be required if one or 2 teller stations are provided. For 3 or more teller stations, 4 stacking spaces shall be required. An escape lane shall be provided in all instances.
- .3 For drive-through restaurants, a minimum of stacking space for the first vehicle stop shall be 100 feet and 40 feet thereafter for any other stops. An escape lane shall be provided parallel to the drive-through lane from the beginning of the drive-through lane to the order board.
- .4 For kiosks, a minimum of 2 stacking spaces for each service window shall be provided.

16.1100 Parking Reduction for Stormwater Conservation

(ZC 2006-02; Ord. No. 2006-4-24)

Up to 10% of required parking may be permanently set aside for stormwater quality or quantity improvements provided that the minimum required parking is 100 spaces or greater. (ZC 2018-018; Ord. No. 2018-11-7)

16.1200 Parking Reduction Program

(ZC 94-26)

.1 Purpose

This section establishes requirements and procedures for instituting a Parking Reduction Program for certain uses. The program is designed to address the actual parking needs of large single-tenant buildings by requiring fewer parking spaces than normally required by the zoning ordinance. The program promotes a reduction in traffic congestion through the use of carpooling, mass transit, and other parking management techniques.

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The Retail Corner Guidelines were prepared by the City of Plano Horizon Committee, The Planning Department Staff, and Johnson, Johnson & Roy, Inc., consultants, as the Urban Design component of the Comprehensive Plan and were adopted by the City Council on October 14, 1985. The Rear Building Facade Guidelines, which were approved by City Council on November 24, 1986, have been integrated into the Retail Corner Guidelines section.

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SITE APPROPRIATENESS

(to be used in evaluating retail zoning requests)

PURPOSE:

In order for the retail centers to best serve as corner neighborhood shopping center , certain parameters need to be addressed. These include:

- appropriate site location
- efficient site shape and size
- site accessibility

GUIDELINES:

- 1 Retail centers should typically be located at the corner of two major thoroughfares. (See Figure 1).
- 1 Continuous linear strip centers should be discouraged because of their disruption to traffic.
- 1 Sites should be generally 10 to 14 acres to accommodate 100-150,000 SF of retail space including serving a 1 1/2 mile radius for 1 or 2 "anchor" stores.
- 1 Sites should generally be accessible from major thoroughfares at median breaks and located along at-grade intersections.
- 1 Sites should generally be in proximity to large areas of residentially zoned land.
- Topography and drainage should be addressed with regard to corner shopping locations.

SITE APPROPRIATENESS

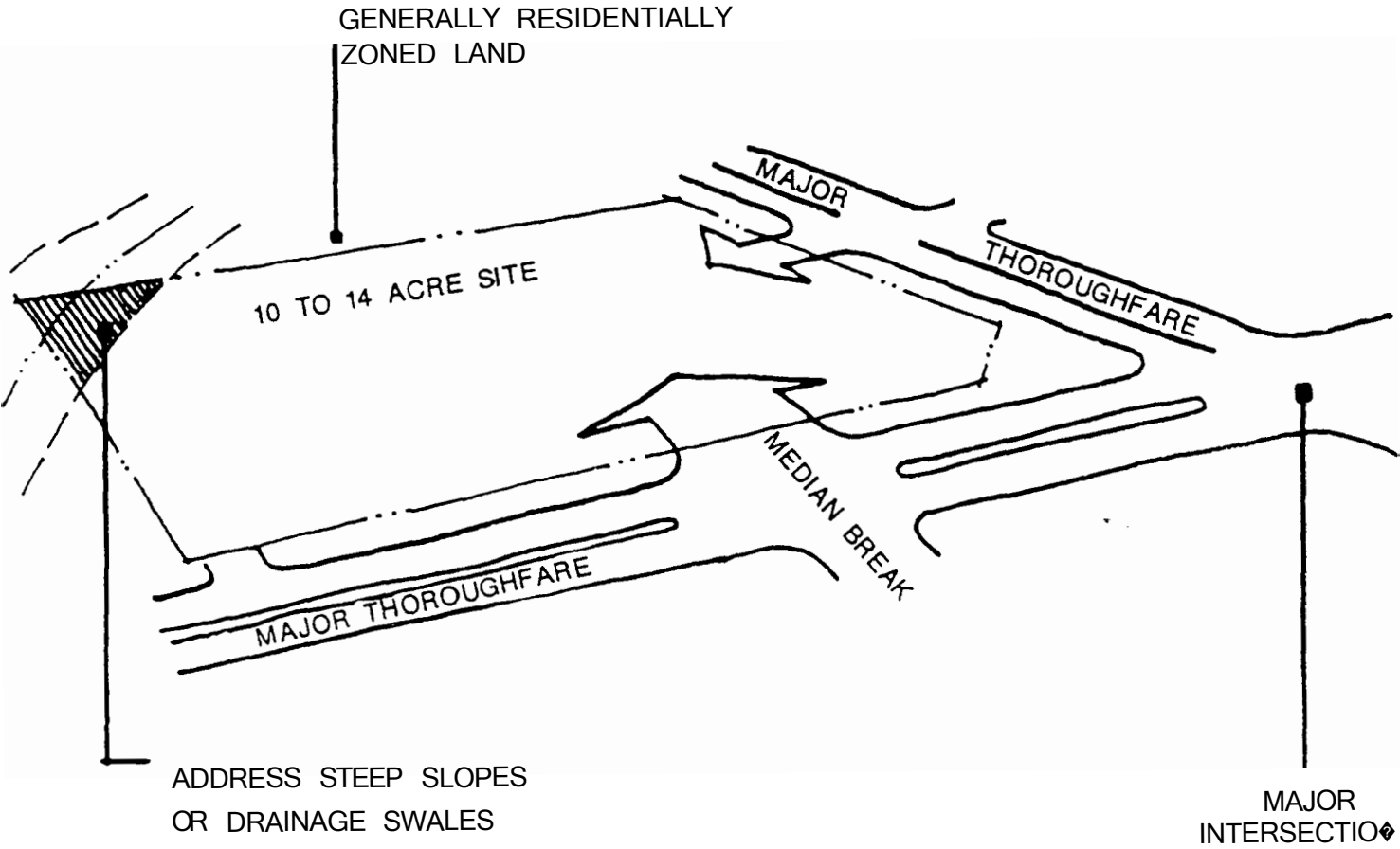


FIGURE 1

14.200 Nonresidential Districts Use Table

(ZC 2017-014; Ord. No. 2017-7-9)

- .1 The following symbols are applicable to the interpretation of the nonresidential districts use table of this section.

Symbol or Designation	Meaning
"P"	Use is permitted in district indicated
"S"	Use may be approved in district indicated upon approval of a specific use permit (See Sec. 6.100)
"R"	Use is permitted in district indicated subject to compliance with Residential Adjacency Standards of Article 21 . If also designated by an "S," use may be approved in district indicated upon approval of a specific use permit (See Sec. 6.100), subject to compliance with Residential Adjacency Standards of Article 21
Blank	Use is prohibited in district indicated
Numbers	Indicate that additional conditions/restrictions apply. See the Table Notes in Sec. 14.300

- .2 The first column of the nonresidential districts use table contains an alphabetical listing of use types. The second column of the use table assigns use types to broader "use categories." The use categories are as follows:

Use Category	Abbreviation
Accessory and Incidental Uses	Accessory & Incidental
Commercial, Manufacturing, and Industrial Uses	Comm., Mfg., & Ind.
Educational, Institutional, Public, and Special Uses	EIPS
Office and Professional Uses	Office & Prof.
Primary Residential Uses	Primary Res.
Retail Uses	Retail
Service Uses	Service
Transportation, Utility, and Communications Uses	Trans., Utility, & Comm.
Wholesale Uses	Wholesale
Vehicle and Related Uses	Vehicle & Related

- .3 Land and buildings in each of the nonresidential zoning districts may be used for any of the uses identified as allowed in the following use table, but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered, or converted which is arranged or designed or used for other than those uses specified for the district in which it is located.

[Nonresidential districts use table starts on following page. Remainder of page intentionally blank]

Article 14: Allowed Uses and Use Classifications
14.100: Residential Districts Use Table

Use Type	Use Category	RESIDENTIAL DISTRICTS															
		A -Agricultural	ED-Estate Development	SF-20-Single-Family-20	SF-9-Single-Family-9	SF-7-Single-Family-7	SF-6-Single-Family-6	UR-Urban Residential	PH-Patio Home	SFA-Single-Family Attached	2F-Two-Family (Duplex)	GR-General Residential	MF-1-Multifamily-1	MF-2-Multifamily-2	MF-3-Multifamily-3	MH-Mobile Home	RCD-Residential Community Design (ZC2020-013; Ord. No. 2021-1-12)
Fraternal Organization, Lodge, or Civic Club	EIPS	S															
Funeral Parlor/Mortuary (ZC 02-37)	Service																
Furniture and Appliances, Storage/Repair of (Inside) (ZC 98-69)	Service																
Furniture and Appliances, Storage/Repair of (Outside)	Service																
Furniture, Home Furnishings, and Equipment Store	Retail																
Garden Center (ZC 99-46)	Retail																
Golf Course or Country Club	EIPS	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Grocery/Food Store (ZC 96-29a)	Retail																
Guard’s/Caretaker’s Residence	Accessory & Incidental	S	S	S	S	S	S	P	S	S	S	S	P	P	P	S	
Gun Range (Indoor)	Service																
Hardware Store	Retail																
Health/Fitness Center (ZC 96-29)	Service																
Heliport/Airport (4)	EIPS	S															
Helistop (4)	EIPS																
Home Occupation (11)	Accessory & Incidental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P 11
Hospital (5)	EIPS																
Hotel/Motel	Service																
Household Care Facility (ZC 09-09, ZC 04-15, ZC 91-07, ZC 90-57)	EIPS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Household Care Institution (ZC 04-15, ZC2019-009)	EIPS												S 52	S 52	S 52		
Independent Living Facility (ZC 03-21, ZC 00-03, ZC2019-009)	EIPS												P 52	P 52	P 52		
Industrial Use (Hazardous or Nuisance)	Comm., Mfg. & Ind.																
Kennel (Indoor Pens)/Commercial Pet Sitting (ZC 05-04)	Service	S															
Kennel (Outdoor Pens)	Service	P															
Live-Work (Business Loft) (ZC2020-013; Ord. No. 2021-1-12)	Primary Res.																
Long-term Care Facility (ZC 03-21, ZC 00-83, ZC2019-009)	EIPS												P 52	P 52	P 52		
Machinery Sales & Storage, Heavy (ZC2017-014)	Retail																
Manufacturing (Heavy-intensity) (ZC 05-20)	Comm., Mfg. & Ind.																

Article 14: Allowed Uses and Use Classifications
14.200: Nonresidential Districts Use Table

Use Type	Use Category	NONRESIDENTIAL DISTRICTS														
		O-1-Neighborhood Office	O-2-General Office	R-Retail	LC-Light Commercial	CC-Corridor Commercial	UMU-Urban Mixed-Use (ZC 12-29)	BG-Downtown Bus./Govt	CB-1-Central Business-1	CE-Commercial Employment	RC-Regional Commercial	RE-Regional Employment	RT-Research/Technology Center	LI-1-Light Industrial-1	LI-2-Light Industrial-2	NBD-Neighborhood Business Design (ZC2020-012; Ord. No. 2021-1-13)
Food/Grocery Store (ZC 96-29a)	Retail			P	P	P	P	P	P	P	P	44		P	P	P
Food Truck Park (ZC 13-33)	Service			S	S	S	S	S	S	S	S	S	S	S	S	S
Fraternal Organization, Lodge, or Civic Club	EIPS		P	P	P	P	P		P	P	P	P	30	P	P	P
Funeral Parlor/Mortuary (ZC 02-37)	Service	S	S	P	P	P			P		P	P		P	P	
Furniture and Appliances, Storage/Repair of (Inside) (ZC 98-69)	Service				P	P			P					P	P	
Furniture and Appliances, Storage/Repair of (Outside)	Service														P	
Furniture, Home Furnishings, and Equipment Store	Retail			P	P	P	P	P	P	P	P	44		P	P	P
Garden Center (ZC 99-46)	Retail			R	R	R			R	R	R			R	R	R
Golf Course or Country Club	EIPS	S	S	P	P	P			P	P	S	S	P	P	P	
Grocery/Food Store (ZC 96-29a)	Retail			P	P	P	P	P	P	P	P	44		P	P	P
Guard’s/Caretaker’s Residence	Accessory & Incidental	P	P	P	P	P		P	P	P	P	P		P	P	
Gun Range (Indoor)	Service		S	S	S	S				S				P	P	
Hardware Store	Retail			P	P	P		P	P	P	P	44		P	P	P
Health/Fitness Center (ZC 96-29)	Service		S	P	P	P	P	P	P	P	P	S	P	P	P	P
Heliport/Airport (4)	EIPS		S			S			6	6			S	S	S	
Helistop (4)	EIPS		S		S	S			P	P	S	S	S	S	S	
Home Occupation (11)	Accessory & Incidental						P	P	P	P					P	
Hospital (5)	EIPS		S		P	P	P			P	P	P	P			
Hotel/Motel	Service		P	P	P	P	P	P	P	P	20	20	20	P	P	P
Household Care Facility (ZC 04-15, ZC 91-07, ZC 90-57)	EIPS															
Household Care Institution (ZC 04-15, ZC2019-009)	EIPS	S 52	S 52	S 52	S 52	S 52		S 52								
Independent Living Facility (ZC 09-18, ZC 03-21, ZC 00-83, ZC2019-009)	EIPS	P 52	P 52	P 52		S 52	P 52	P 52	P 52	P 52	S 52	S 52				
Industrial Use (Hazardous or Nuisance)	Comm., Mfg. & Ind.				S										S	
Kennel (Indoor Pens)/Commercial Pet Sitting (ZC 05-04)	Service	22	22	P	P	P		P	P		P	P		P	P	P
Kennel (Outdoor Pens)	Service													P	P	
Live-Work (Business Loft) (ZC2020-012; Ord. No. 2021-1-13)	Primary Res.															P 54
Long-term Care Facility (ZC 09-18, ZC 03-21, ZC 00-83, ZC2019-009)	EIPS	P 52	P 52	P 52		S 52	P 52	P 52	P 52	P 52	S 52	S 52				
Machinery Sales & Storage, Heavy (ZC2017-014)	Retail													P	P	

Number	End Note
47	Drive-up windows are not allowed.
48	Private streets allowed by specific use permit only under the terms of the Subdivision Ordinance.
49	Allowed where designated on an approved site plan.
50	Allowed by right as an accessory use to a park/playground if located a minimum of 150 feet from a residential property line and screened from view of adjacent streets and properties.
51	See Sec. 15.1800 . (ZC 2018-033; Ord. No. 2019-2-10)
52	See Sec. 15.1900 (ZC2019-009; Ord. No. 2019-10-9)
53	See Sec. 9.1700 for housing type requirements. (ZC2020-012; Ord. No. 2021-1-13)
54	See Sec. 15.2000 (ZC2020-012; Ord. No. 2021-1-13)

14.400 Classification of New and Unlisted Uses

It is recognized that new types of land uses will develop and forms of land use not anticipated may seek to locate in the city of Plano. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- .1 The question concerning any new or unlisted use shall be referred to the Planning & Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage, and amount and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirement for public utilities such as water and sanitary sewer.
- .2 The Planning & Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted.
- .3 If the Planning & Zoning Commission determines that the proposed use should be added to the use tables of Sec. [14.100](#) and Sec. [14.200](#), the Zoning Ordinance shall be amended after public hearings before the Planning & Zoning Commission and the City Council. If the Planning & Zoning Commission determines that the proposed use fits within the definition of a use currently listed in the use table, it shall transmit such finding, together with an appropriate parking requirement, in recommendation form to the City Council. The City Council shall by resolution approve the recommendation of the Planning & Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based on its findings.

14.500 Prohibited Uses

- .1 All uses not expressly permitted are prohibited, except as provided in Sec. [14.400](#).
- .2 No land or building shall be used or occupied for a use which will in any manner create an unreasonable potential hazard to the general public, health, safety, and welfare, as, for example, but not by way of limitation, any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, radioactive, or other hazardous conditions; noise or vibration; smoke, dust, odor, or other form of air pollution; heat, cold, dampness, movement of air, electrical, or other disturbances; glare; or liquid or solid wastes in a manner or amount not conforming to the appropriate performance standards of [Article 24](#).

15.1200 Residence Hotels

(ZC 2014-37, Ordinance No. 2015-1-10)

Reserved for future use.

15.1300 Retirement Housing

(ZC 2000-83; Ord. No. 2000-11-30)

.1 Minimum Age Requirement

- A. To qualify as an independent living facility, the units shall have a head of household of 55 years of age or older. Surviving members of a household, regardless of age, may occupy a unit provided that the household head meeting the age requirement has died.
- B. Management personnel and his/her family may occupy units without complying with the minimum age requirement. The total of such dwelling units shall not exceed 2 per 100 dwelling units, or portion thereof, in the project.

.2 Minimum Floor Area Per Dwelling Unit

Minimum unit sizes shall be in compliance with state regulations for facilities eligible to receive Medicare/Medicaid funding.

.3 Minimum Residential Setback

The minimum setback from the zoning district boundary line and/or property line of land proposed (as shown on an approved land study), developed or zoned for single-family, patio home, or two-family to independent living, assisted living, long-term care, and/or continuing care facilities shall be:

Height	Minimum Setback
One Story	20 feet
Two Story	60 feet
Three Story	150 feet

.4 Maximum Residential Density

The following density limits apply:

Nonresidential Districts

(ZC 2003-21; Ord. No. 2003-6-23)

	O-1	O-2	R	BG	CE	CB-1	CC
Independent Living Facility (dwelling units per acre)	45	45	45	100	21.5 174*	21.5 174*	100
Assisted Living Facility	FAR/LC	FAR/LC	FAR/LC	FAR/LC	FAR/LC	FAR/LC	FAR/LC
Long-term Care Facility	FAR/LC	FAR/LC	FAR/LC	FAR/LC	FAR/LC	FAR/LC	FAR/LC

Note - The maximum density for a continuing care facility shall be based upon the proportionate densities of the independent living facility, assisted living facility, and/or long-term care facility within the continuing care facility.

FAR - Floor Area Ratio; LC - Lot Coverage; * - For Structures over 3 Stories in Height

Residential Districts

	MF-1	MF-2	MF-3
Independent Living Facility (dwelling units per acre)	45	45	45
Assisted Living Facility	LC	LC	LC
Long-term Care Facility	LC	LC	LC

Residential Districts

Note - The maximum density for a continuing care facility shall be based upon the proportionate densities of the independent living facility, assisted living facility, and/or long-term care facility within the continuing care facility.

FAR - Floor Area Ratio; LC - Lot Coverage; * - For Structures over 3 Stories in Height

.5 Fencing Requirements

Walls or fences of not more than 8 feet in height may be erected in the front yard provided such wall or fence is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in [Article 20](#).

.6 Exterior wall construction must comply with the requirements of Sec. [23.200](#). (ZC 2016-13; Ord. No. 2016-6-14)**15.1400 Superstores**

(ZC 2000-48; Ord. No. 2000-8-13 & ZC2019-011; Ord. No. 2019-8-8)

- .1** These criteria shall apply to new superstore construction in any zoning district. These criteria shall not apply to the use, reuse, modification, or consolidation of existing retail space developed on or before March 28, 2005, or to the expansion of existing retail space existing on or before March 28, 2005, by no greater than 10% of the existing ground floor area. (ZC 2004-54; Ord. No. 2005-3-26)
- .2** Building facades that face or front public streets or public ways shall comply with 2 of the 3 criteria listed below. Building facades that do not face or front public streets or public ways shall comply with either Sec. [15.1400.2B](#) or Sec. [15.1400.2C](#).
 - A.** Covered walkways shall be provided along a minimum of 50% of the facade length. A covered walkway may consist of awnings, roof overhangs, or similar architectural features.
 - B.** No building facade shall exceed a length of 100 feet without a horizontal and vertical break in the facade. The horizontal and vertical break shall be a minimum depth/height of 3 feet for a minimum length of 20 feet.
 - C.** Facades shall contain repeating patterns of contrasting materials, material colors, and material textures that visually breakup the horizontal and vertical expanse of the facade.
- .3** For building facades that face or front public streets or public ways, landscape islands shall be provided along a minimum of 50% of the facade length. These landscape islands shall be between the facades and the adjacent vehicular circulation lanes and are in addition to the landscaping requirements in [Article 17](#). Each individual landscape island shall be a minimum of 10 feet in depth and shall not be less than 100 square feet nor greater than 300 square feet in area. One over story (shade) tree (4-inch caliper minimum) and 4 shrubs (5-gallon minimum) shall be provided for every 100 square feet of landscape area. The remaining permeable surface shall be ground cover, turf, or planting beds.
- .4** Loading docks must not be oriented towards residential zoning districts. Where loading areas are located parallel to residential zoning districts, they must be screened by an architecturally-integrated minimum 14-foot tall wall the entire length of the loading space.
- .5** The location of drive-through windows, automotive service bays, and gasoline pumps must comply with the requirements of the Residential Adjacency Standards in [Article 21](#).

14.200 Nonresidential Districts Use Table

(ZC 2017-014; Ord. No. 2017-7-9)

- .1 The following symbols are applicable to the interpretation of the nonresidential districts use table of this section.

Symbol or Designation	Meaning
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- .2 The first column of the nonresidential districts use table contains an alphabetical listing of use types. The second column of the use table assigns use types to broader "use categories." The use categories are as follows:

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- .3 Land and buildings in each of the nonresidential zoning districts may be used for any of the uses identified as allowed in the following use table, but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered, or converted which is arranged or designed or used for other than those uses specified for the district in which it is located.

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Article 14: Allowed Uses and Use Classifications
14.200: Nonresidential Districts Use Table

Use Type	Use Category	NONRESIDENTIAL DISTRICTS														
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Manufacturing (Heavy-intensity) (ZC 05-20)	Comm., Mfg. & Ind.									S			S	S	S	
Manufacturing (Light-intensity) (ZC 05-20)	Comm., Mfg. & Ind.			S R	P	P				P	P	P	P	P	P	
Manufacturing (Moderate-intensity) (ZC 05-20)	Comm., Mfg. & Ind.				S					P			P	P	P	
Massage Therapy, Licensed	Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mausoleum/Cemetery	EIPS	S	S	S	S	S			S		S	S	S			
Mid-Rise Residential (ZC 14-36, 13-33, ZC2019-009)	Primary Residential						P 52			S 52	S 52	S 52				
Mini-Warehouse/Public Storage (ZC 01-51, ZC 96-29)	Wholesale			S	P	S			P	P				P	P	
Mobile Home/Trailer Display and Sales	Service													P	P	
Mobile Home/Trailer Park	Primary Res.														P	
Mortuary/Funeral Parlor (ZC 02-37)	Service	S	S	P	P	P			P		P	P		P	P	
Motel/Hotel	Service		P	P	P	P	P	P	P	P	20	20	20	P	P	P
Motorcycle Sales & Service (ZC2017-014, ZC 99-46)	Vehicle & Related				R	R			R					R	R	
Multifamily Residence (ZC2019-009) (1)	Primary Res.						P 52	2 52	3 52	3 52						P 52 53
Nursery (ZC 96-50)	Retail	S	S	S	S				S	S				P	P	S
Office (Field) (9)	Accessory & Incidental	35	35	35	35	35	P	35	35	35	35	35	35	35	35	P 9 35
Office (Medical)	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Office (Professional/General Administrative)	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Office (Showroom/Warehouse)	Wholesale				P	P			P	P	P	P	32	P	P	S
Paint Shop	Retail				S				P					P	P	
Park/Playground (ZC2019-009)	EIPS	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52
Pawn Shop (ZC 02-37)	Retail				P				P					P	P	
Personal Service Shop	Service		P	P	P	P	P	P	P	P	P	P	44	P	P	P
Pet Sitting, Commercial/Kennel (Indoor Pens) (ZC 05-04)	Service	22	22	P	P	P		P	P		P	P		P	P	
Playground/Park (ZC2019-009)	EIPS	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52
Portable Building Sales (ZC 99-46)	Retail					S,R								R	R	
Post Office (Government and Private)	EIPS		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Print Shop (Major) (ZC 02-48)	Service		17		S	S		S	P	P			S	P	P	
Print Shop (Minor)	Service		18	P	P	P	P	P	P	P	P	44	44	P	P	P
Private Club (19)	Service		S	S	S	S	P	P	P	S	S	S	S	S		
Private Recreation Facility	EIPS	P	P	P	P	P			P	P	P	P	P	P	P	P

Use Type	Use Category	NONRESIDENTIAL DISTRICTS														
		O-1-Neighborhood Office	O-2-General Office	R-Retail	LC-Light Commercial	CC-Corridor Commercial	UMU-Urban Mixed-Use (ZC 12-29)	BG-Downtown Bus./Govt	CB-1-Central Business-1	CE-Commercial Employment	RC-Regional Commercial	RE-Regional Employment	RT-Research/Technology Center	LI-1-Light Industrial-1	LI-2-Light Industrial-2	NBD-Neighborhood Business Design (ZC2020-012; Ord. No. 2021-1-13)
Utility, Private (other than listed)	Trans., Utility, & Comm.	S	P	S	S	S	P	S	P	P	S	S	S	P	P	P
Veterinary Clinic	Service	22	22	P	P	P		P	P		P	P		P	P	P
Vehicle Dealer (New) (ZC2017-014, ZC 99-46) (7)	Vehicle & Related				S,R	R			S,R	S,R	S,R			R	R	
Vehicle Dealer (Used) (ZC2017-014, ZC 99-46) (7)	Vehicle & Related				S,R	S,R			S,R					R	R	
Vehicle Leasing and Renting (ZC2017-014, ZC 99-46)	Vehicle & Related			S R	R	R			S R	R	S R		R 33	R	R	
Vehicle Parking Lot/Garage (Primary) (ZC2017-014)	Vehicle & Related		P	P	P	P	P	P	P	P	P	P	31	P	P	P
Vehicle Parts Sales (Inside) (ZC2017-014)	Vehicle & Related			P	P	P			P		P			P	P	
Vehicle Parts Sales (Outside) (ZC2017-014)	Vehicle & Related														S	
Vehicle Repair (Major) (ZC2017-014, ZC 99-46, ZC 96-29)	Vehicle & Related				R 33	R 33			R 33	R 26 33				R 33	R 33	
Vehicle Repair (Minor/Fueling Station) (ZC2017-014, ZC 02-37, ZC 99-46, ZC 96-29,)	Vehicle & Related			R 33	R 33	R 33			R 33	R 25 33	R 33			R 33	R 33	
Vehicle Storage (ZC2017-014)	Vehicle & Related				S	S			P					P	P	
Warehouse/Distribution Center (ZC 96-29)	Wholesale								P	P				P	P	
Water Treatment Plant	Trans., Utility, & Comm.	P	P	P	P	P		S	P	P			S	P	P	
Winery (ZC 05-24)	Service			S	S	S		S	S	S	S			S		S
Wrecking Yard	Vehicle & Related														S	

14.300 Use Table Notes

The residential and nonresidential district use tables contain numbered notes that apply to some uses in some districts. The following table provides further explanation of those numbered notes.

Num-ber	End Note
1	See Sec. 15.800 .
2	See the BG district regulations of Sec. 10.800 .
3	See the CB-1 and CE district regulations of Sec. 10.900 and Sec. 10.1000 , respectively.
4	See Sec. 15.600 .
5	See Sec. 13.300.2 .
6	Heliport allowed by right; airport allowed by specific use permit.
7	Permitted as a primary use. See Article 19 . (ZC2017-014; Ord. No. 2017-7-9)
8	See Sec. 13.900 .
9	For construction yard, field offices, and other temporary buildings, see Sec. 15.300 .

Article 14: Allowed Uses and Use Classifications
14.300: Use Table Notes

Num- ber	End Note
10	See Sec. 15.300 .
11	See Sec. 15.700 .
12	See Sec. 15.100 .
13	See Article 8 and Secs. 15.400 , 16.700 and 16.1400
14	May be permitted by a specific use permit as an accessory use when operated by the resident.
15	See Outdoor Commercial Amusement Guidelines.
16	See Article 8 for specific use permit requirements for certain in-home day care operations.
17	Permitted as an incidental use in a single-tenant building; separate outside entrance and outside signage are prohibited.
18	Permitted as an incidental use; separate outside entrance and outside signage are prohibited.
19	See Sec. 15.1000 .
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
21	[Reserved]
22	See Sec. 15.1600 .
23	Scientific, research, and medical laboratories will be allowed in the R, BG, and O-1 districts as an accessory use to medical offices.
24	Permitted as an accessory use to a primary use on the same lot. See Article 19 . (ZC 2017-014 & ZC 06-17; Ord. No. 2017-7-9 & Ord. No. 2006-9-33)
25	Permitted in the CE district. (See Sec. 10.1000)
26	Permitted as an accessory use but not as a primary use.
27	Allowed by specific use permit only for single-unit trucks with enclosed beds; maximum 2 axles.
28	Allowed by specific use permit as a primary use; allowed by right as an accessory use to other storage operations.
29	See Sec. 10.1000.6
30	Permitted as an accessory use.
31	Permitted as an accessory use to motel/hotel
32	Maximum gross floor area for first floor - 100,000 square feet, and maximum percentage gross floor area devoted to warehouse - 70%. See Sec. 10.1300.7C .
33	Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts. See Residential Adjacency Standards of Article 21 .
34	See 15.200 .
35	Subject to temporary permit and removal at completion of project.
36	Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed; Asphalt Plant: Issuance of temporary permit by resolution of City Council.
37	Permitted as an accessory use to a personal service shop and allowed in districts where that use is permitted; allowed by specific use permit as a primary use in the R, CC, LC, LI -1, and LI -2 districts. See 15.1500 .
38	Specific Use Permits for Moderate-intensity Manufacturing in the RT district shall not include food processing, chemical and petroleum processing and manufacturing, and foundries.
39	See Sec. 15.1400 .
40	Fuel dispensing facilities are not allowed in the BG district.
41	Patio Homes allowed only with a specific use permit.
42	See Sec. 15.400 .
43	See Sec. 10.1200.6C
44	Uses allowed only when their combined area does not exceed 10% of the gross floor area of a development; see the RE and RT district regulations of Sec. 10.1200 and Sec. 10.1300 , respectively
45	Permitted only as an accessory use to a religious facility. See definition of Temporary Accessory Housing Shelter in Sec. 8.200 .
46	Dispensing of vehicle fuels is not allowed. (ZC 2017-014; Ord. No. 2017-7-9)

Number	End Note
47	Drive-up windows are not allowed.
48	Private streets allowed by specific use permit only under the terms of the Subdivision Ordinance.
49	Allowed where designated on an approved site plan.
50	Allowed by right as an accessory use to a park/playground if located a minimum of 150 feet from a residential property line and screened from view of adjacent streets and properties.
51	See Sec. 15.1800 . (ZC 2018-033; Ord. No. 2019-2-10)
52	See Sec. 15.1900 (ZC2019-009; Ord. No. 2019-10-9)
53	See Sec. 9.1700 for housing type requirements. (ZC2020-012; Ord. No. 2021-1-13)
54	See Sec. 15.2000 (ZC2020-012; Ord. No. 2021-1-13)

14.400 Classification of New and Unlisted Uses

It is recognized that new types of land uses will develop and forms of land use not anticipated may seek to locate in the city of Plano. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- .1 The question concerning any new or unlisted use shall be referred to the Planning & Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage, and amount and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirement for public utilities such as water and sanitary sewer.
- .2 The Planning & Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted.
- .3 If the Planning & Zoning Commission determines that the proposed use should be added to the use tables of Sec. [14.100](#) and Sec. [14.200](#), the Zoning Ordinance shall be amended after public hearings before the Planning & Zoning Commission and the City Council. If the Planning & Zoning Commission determines that the proposed use fits within the definition of a use currently listed in the use table, it shall transmit such finding, together with an appropriate parking requirement, in recommendation form to the City Council. The City Council shall by resolution approve the recommendation of the Planning & Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based on its findings.

14.500 Prohibited Uses

- .1 All uses not expressly permitted are prohibited, except as provided in Sec. [14.400](#).
- .2 No land or building shall be used or occupied for a use which will in any manner create an unreasonable potential hazard to the general public, health, safety, and welfare, as, for example, but not by way of limitation, any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, radioactive, or other hazardous conditions; noise or vibration; smoke, dust, odor, or other form of air pollution; heat, cold, dampness, movement of air, electrical, or other disturbances; glare; or liquid or solid wastes in a manner or amount not conforming to the appropriate performance standards of [Article 24](#).

14.200 Nonresidential Districts Use Table

(ZC 2017-014; Ord. No. 2017-7-9)

- .1 The following symbols are applicable to the interpretation of the nonresidential districts use table of this section.

Symbol or Designation	Meaning
"P"	Use is permitted in district indicated
"S"	Use may be approved in district indicated upon approval of a specific use permit (See Sec. 6.100)
"R"	Use is permitted in district indicated subject to compliance with Residential Adjacency Standards of Article 21 . If also designated by an "S," use may be approved in district indicated upon approval of a specific use permit (See Sec. 6.100), subject to compliance with Residential Adjacency Standards of Article 21
Blank	Use is prohibited in district indicated
Numbers	Indicate that additional conditions/restrictions apply. See the Table Notes in Sec. 14.300

- .2 The first column of the nonresidential districts use table contains an alphabetical listing of use types. The second column of the use table assigns use types to broader "use categories." The use categories are as follows:

Use Category	Abbreviation
Accessory and Incidental Uses	Accessory & Incidental
Commercial, Manufacturing, and Industrial Uses	Comm., Mfg., & Ind.
Educational, Institutional, Public, and Special Uses	EIPS
Office and Professional Uses	Office & Prof.
Primary Residential Uses	Primary Res.
Retail Uses	Retail
Service Uses	Service
Transportation, Utility, and Communications Uses	Trans., Utility, & Comm.
Wholesale Uses	Wholesale
Vehicle and Related Uses	Vehicle & Related

- .3 Land and buildings in each of the nonresidential zoning districts may be used for any of the uses identified as allowed in the following use table, but no land shall hereafter be used, and no building or structure shall hereafter be erected, altered, or converted which is arranged or designed or used for other than those uses specified for the district in which it is located.

[Nonresidential districts use table starts on following page. Remainder of page intentionally blank]

Article 14: Allowed Uses and Use Classifications
14.200: Nonresidential Districts Use Table

Use Type	Use Category	NONRESIDENTIAL DISTRICTS														
		O-1-Neighborhood Office	O-2-General Office	R-Retail	LC-Light Commercial	CC-Corridor Commercial	UMU-Urban Mixed-Use (ZC 12-29)	BG-Downtown Bus./Govt	CB-1-Central Business-1	CE-Commercial Employment	RC-Regional Commercial	RE-Regional Employment	RT-Research/Technology Center	LI-1-Light Industrial-1	LI-2-Light Industrial-2	NBD-Neighborhood Business Design (ZC2020-012; Ord. No. 2021-1-13)
Food/Grocery Store (ZC 96-29a)	Retail			P	P	P	P	P	P	P	P	44		P	P	P
Food Truck Park (ZC 13-33)	Service			S	S	S	S	S	S	S	S	S	S	S	S	S
				R	R	R	R	R	R	R	R	R	R	R	R	R
Fraternal Organization, Lodge, or Civic Club	EIPS		P	P	P	P	P		P	P	P	P	30	P	P	P
Funeral Parlor/Mortuary (ZC 02-37)	Service	S	S	P	P	P			P		P	P		P	P	
Furniture and Appliances, Storage/Repair of (Inside) (ZC 98-69)	Service				P	P			P					P	P	
Furniture and Appliances, Storage/Repair of (Outside)	Service														P	
Furniture, Home Furnishings, and Equipment Store	Retail			P	P	P	P	P	P	P	P	44		P	P	P
Garden Center (ZC 99-46)	Retail			R	R	R			R	R	R			R	R	R
Golf Course or Country Club	EIPS	S	S	P	P	P			P	P	S	S	P	P	P	
Grocery/Food Store (ZC 96-29a)	Retail			P	P	P	P	P	P	P	P	44		P	P	P
Guard’s/Caretaker’s Residence	Accessory & Incidental	P	P	P	P	P		P	P	P	P	P		P	P	
Gun Range (Indoor)	Service		S	S	S	S				S				P	P	
Hardware Store	Retail			P	P	P		P	P	P	P	44		P	P	P
Health/Fitness Center (ZC 96-29)	Service		S	P	P	P	P	P	P	P	P	S	P	P	P	P
Heliport/Airport (4)	EIPS		S			S			6	6			S	S	S	
Helistop (4)	EIPS		S		S	S			P	P	S	S	S	S	S	
Home Occupation (11)	Accessory & Incidental						P	P	P	P					P	
Hospital (5)	EIPS		S		P	P	P			P	P	P	P			
Hotel/Motel	Service		P	P	P	P	P	P	P	P	20	20	20	P	P	P
Household Care Facility (ZC 04-15, ZC 91-07, ZC 90-57)	EIPS															
Household Care Institution (ZC 04-15, ZC2019-009)	EIPS	S 52	S 52	S 52	S 52	S 52		S 52								
Independent Living Facility (ZC 09-18, ZC 03-21, ZC 00-83, ZC2019-009)	EIPS	P 52	P 52	P 52		S 52	P 52	P 52	P 52	P 52	S 52	S 52				
Industrial Use (Hazardous or Nuisance)	Comm., Mfg. & Ind.				S										S	
Kennel (Indoor Pens)/Commercial Pet Sitting (ZC 05-04)	Service	22	22	P	P	P		P	P		P	P		P	P	P
Kennel (Outdoor Pens)	Service													P	P	
Live-Work (Business Loft) (ZC2020-012; Ord. No. 2021-1-13)	Primary Res.															P 54
Long-term Care Facility (ZC 09-18, ZC 03-21, ZC 00-83, ZC2019-009)	EIPS	P 52	P 52	P 52		S 52	P 52	P 52	P 52	P 52	S 52	S 52				
Machinery Sales & Storage, Heavy (ZC2017-014)	Retail													P	P	

Article 14: Allowed Uses and Use Classifications
14.200: Nonresidential Districts Use Table

Use Type	Use Category	NONRESIDENTIAL DISTRICTS														
		O-1-Neighborhood Office	O-2-General Office	R-Retail	LC-Light Commercial	CC-Corridor Commercial	UMU-Urban Mixed-Use (ZC 12-29)	BG-Downtown Bus./Govt	CB-1-Central Business-1	CE-Commercial Employment	RC-Regional Commercial	RE-Regional Employment	RT-Research/Technology Center	LI-1-Light Industrial-1	LI-2-Light Industrial-2	NBD-Neighborhood Business Design (ZC2020-012; Ord. No. 2021-1-13)
Manufacturing (Heavy-intensity) (ZC 05-20)	Comm., Mfg. & Ind.								S			S	S	S		
Manufacturing (Light-intensity) (ZC 05-20)	Comm., Mfg. & Ind.			S R	P	P			P	P	P	P	P	P		
Manufacturing (Moderate-intensity) (ZC 05-20)	Comm., Mfg. & Ind.				S				P			P	P	P		
Massage Therapy, Licensed	Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Mausoleum/Cemetery	EIPS	S	S	S	S	S		S		S	S	S				
Mid-Rise Residential (ZC 14-36, 13-33, ZC2019-009)	Primary Residential						P 52		S 52	S 52	S 52					
Mini-Warehouse/Public Storage (ZC 01-51, ZC 96-29)	Wholesale			S	P	S		P	P				P	P		
Mobile Home/Trailer Display and Sales	Service												P	P		
Mobile Home/Trailer Park	Primary Res.													P		
Mortuary/Funeral Parlor (ZC 02-37)	Service	S	S	P	P	P		P		P	P		P	P		
Motel/Hotel	Service		P	P	P	P	P	P	P	20	20	20	P	P	P	
Motorcycle Sales & Service (ZC2017-014, ZC 99-46)	Vehicle & Related				R	R		R					R	R		
Multifamily Residence (ZC2019-009) (1)	Primary Res.						P 52	2 52	3 52	3 52					P 52 53	
Nursery (ZC 96-50)	Retail	S	S	S	S			S	S				P	P	S	
Office (Field) (9)	Accessory & Incidental	35	35	35	35	35	P	35	35	35	35	35	35	35	P 9 35	
Office (Medical)	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Office (Professional/General Administrative)	Office & Prof.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Office (Showroom/Warehouse)	Wholesale				P	P		P	P	P	P	32	P	P	S	
Paint Shop	Retail				S			P					P	P		
Park/Playground (ZC2019-009)	EIPS	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	
Pawn Shop (ZC 02-37)	Retail				P			P					P	P		
Personal Service Shop	Service		P	P	P	P	P	P	P	P	P	44	P	P	P	
Pet Sitting, Commercial/Kennel (Indoor Pens) (ZC 05-04)	Service	22	22	P	P	P		P	P		P	P		P		
Playground/Park (ZC2019-009)	EIPS	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	
Portable Building Sales (ZC 99-46)	Retail					S,R							R	R		
Post Office (Government and Private)	EIPS		P	P	P	P	P	P	P	P	P		P	P	P	
Print Shop (Major) (ZC 02-48)	Service		17		S	S		S	P	P			S	P		
Print Shop (Minor)	Service		18	P	P	P	P	P	P	P	P	44	44	P	P	
Private Club (19)	Service		S	S	S	S	P	P	P	S	S	S	S			
Private Recreation Facility	EIPS	P	P	P	P	P		P	P	P	P	P	P	P	P	

Article 14: Allowed Uses and Use Classifications
14.200: Nonresidential Districts Use Table

Use Type	Use Category	NONRESIDENTIAL DISTRICTS														
		O-1-Neighborhood Office	O-2-General Office	R-Retail	LC-Light Commercial	CC-Corridor Commercial	UMU-Urban Mixed-Use (ZC 12-29)	BG-Downtown Bus./Govt	CB-1-Central Business-1	CE-Commercial Employment	RC-Regional Commercial	RE-Regional Employment	RT-Research/Technology Center	LI-1-Light Industrial-1	LI-2-Light Industrial-2	NBD-Neighborhood Business Design (ZC2020-012; Ord. No. 2021-1-13)
Public Safety Building/Fire Station	EIPS	P	P	P	P	P		P	P	P	P	P	P	P	P	P
Public Storage/Mini-Warehouse (ZC 01-51, ZC 96-29)	Wholesale			S	P	S			P	P				P	P	
Railroad Freight Depot or Dock	Trans., Utility, & Comm.								P					P	P	
Recreational Vehicle Parking Lot/Garage (ZC2017-014, ZC 99-46, ZC 95-53)	Vehicle & Related				28									R	R	
Recreational Vehicle Sales & Service (ZC2017-014, ZC 99-46, ZC 95-53)	Vehicle & Related				S	S R								R	R	
Rehabilitation Care Facility	EIPS															
Rehabilitation Care Institution (ZC2019-009)	EIPS	S 52	S 52							P 52						
Religious Facility (ZC 10-06, ZC 09-18) (5)	EIPS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P 5
Repair/Storage of Furniture and Appliances (Inside) (ZC 98-69)	Service				P	P			P					P	P	
Repair/Storage of Furniture and Appliances (Outside)	Service														P	
Research and Development Center	Office & Prof.	23	P	23	P	P	P	23	P	P	P	P	P	P	P	
Restaurant/Cafeteria (ZC 11-06)	Service		S	P	P	P	P 47	P	P	P	P	P 43	P 44	P	P	P 47
Restaurant (Drive-in) (ZC 01-51)	Service			P,R	P,R	P,R			P,R	P,R	P,R			P,R		
Retail/Service (Incidental) (ZC 96-29)	Retail	P	P									44	P			P
Retail Store	Retail			P	P	P	P	P	P	P	P	44		P	P	P
Rooming/Boarding House	Primary Res.		P		P			P								
Salvage or Reclamation of Products	Comm., Mfg. & Ind.														S	
Sand, Gravel, Stone, or Petroleum Extraction	Comm., Mfg. & Ind.														S	
School, (Private) (ZC2019-009) (5)	EIPS	P 52	P 52	S 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 52	P 5 52
School, (Public or Parochial) (5)	EIPS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P 5
Service Contractor (ZC2017-014, ZC 05-13)	Service			P	P	P			P					P	P	
Service Yard (Public or Utility) (ZC 16-015)	Trans., Utility, & Comm.	S 50	S 50	S 50	S 50	S 50		S 50	P 50	P 50			S 50	P 50	P 50	S 50
Service/Retail (Incidental) (ZC 96-29)	Retail	P	P									44	P			P
Sewage Treatment Plant	Trans., Utility, & Comm.		S	S	S	S			S	S			S	S	S	
Shopping Center (ZC 02-37)	Retail			P	P	P			P	P	P	44		P	P	P
Single-Family Residence (Attached) (ZC 03-67, ZC 02-47, ZC 02-37)	Primary Res.			S			P	P								P 53

Article 14: Allowed Uses and Use Classifications
14.200: Nonresidential Districts Use Table

Use Type	Use Category	NONRESIDENTIAL DISTRICTS														
		O-1-Neighborhood Office	O-2-General Office	R-Retail	LC-Light Commercial	CC-Corridor Commercial	UMU-Urban Mixed-Use (ZC 12-29)	BG-Downtown Bus./Govt	CB-1-Central Business-1	CE-Commercial Employment	RC-Regional Commercial	RE-Regional Employment	RT-Research/Technology Center	LI-1-Light Industrial-1	LI-2-Light Industrial-2	NBD-Neighborhood Business Design (ZC2020-012; Ord. No. 2021-1-13)
Single-Family Residence (Detached)	Primary Res.			41												P 53
Stable (ZC 2004-55)	EIPS													S	S	
Storage, Open (ZC2017-014)	EIPS			24	24	24		24	24	24	24			P 7	P 7	
Studio (Dance, Gymnastics and/or Martial Arts)	Service			P	P	P	P	P	P	S	P	P		S		P
Studio (Photographer, Musician, Artist, Radio, and/or TV)	Service		P	P	P	P	P	P	P	P	P	P		P	P	P
Studio Residence	Primary Res.							P								P 53
Superstore (ZC 00-48)	Retail			S 39	P	P			P	P	P			S 39	S 39	
Tattooing and Permanent Cosmetics (ZC 00-98)	Service		37	37	37	37	37	37	37	37	37	37	37	37	37	
Temporary Accessory Housing Shelter (ZC 11-13)	EIPS	P 45	P 45	P 45	P 45	P 45		P 45	P 45	P 45	P 45	P 45	P 45	P 45	P 45	
Theater (Drive-in) (ZC 99-46, ZC 96-24)	Service					R			R				R			
Theater (Neighborhood) (ZC 96-24)	Service		P	P	P	P	P	P	P	P	P	S		S	S	P
Theater (Regional) (ZC 96-24)	Service		S	S	S	S	S		P	P	S	S		S	S	
Trade Schools	EIPS		S	S	P	P	S	P	P		P	P	P	P	P	S
Trailer/Mobile Home Display & Sales (ZC2017-014)	Service													P	P	
Trailer/Mobile Home Park	Primary Res.														P	
Transit Center/Station (ZC 11-36; ZC 96-29)	Trans., Utility, & Comm.	S	S	S	S	S	P	S	S	S	S	S	S	S	S	S
Transmission Line/Utility Distribution	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Transportation and Utility Structures/Facility	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Truck Parking Lot (ZC 99-46)	Vehicle & Related													R	R	
Truck Sales (Heavy Trucks) (ZC 99-46)	Vehicle & Related									S,R				R	R	
Truck Terminal (ZC 99-46)	Vehicle & Related													R	R	
Truck/Bus Leasing (ZC 12-07; ZC 99-46)	Vehicle & Related					R 27					27			R	R	
Truck/Bus Repair (ZC 99-46)	Vehicle & Related													R	R	
Two-Family Residence	Primary Res.			S												P 53
Two-Family Residence (Attached) (ZC2020-012; Ord. No. 2021-1-13)	Primary Res.															P 53
University/College (5)	EIPS	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P 5
Upholstery/Cabinet Shop	Service				P	P		P	P					P	P	
Utility Distribution/Transmission Line	Trans., Utility, & Comm.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Use Type	Use Category	NONRESIDENTIAL DISTRICTS														
		O-1-Neighborhood Office	O-2-General Office	R-Retail	LC-Light Commercial	CC-Corridor Commercial	UMU-Urban Mixed-Use (ZC 12-29)	BG-Downtown Bus./Govt	CB-1-Central Business-1	CE-Commercial Employment	RC-Regional Commercial	RE-Regional Employment	RT-Research/Technology Center	LI-1-Light Industrial-1	LI-2-Light Industrial-2	NBD-Neighborhood Business Design (ZC2020-012; Ord. No. 2021-1-13)
Utility, Private (other than listed)	Trans., Utility, & Comm.	S	P	S	S	S	P	S	P	P	S	S	S	P	P	P
Veterinary Clinic	Service	22	22	P	P	P		P	P		P	P		P	P	P
Vehicle Dealer (New) (ZC2017-014, ZC 99-46) (7)	Vehicle & Related				S,R	R			S,R	S,R	S,R			R	R	
Vehicle Dealer (Used) (ZC2017-014, ZC 99-46) (7)	Vehicle & Related				S,R	S,R			S,R					R	R	
Vehicle Leasing and Renting (ZC2017-014, ZC 99-46)	Vehicle & Related			S R	R	R			S R	R	S R		R 33	R	R	
Vehicle Parking Lot/Garage (Primary) (ZC2017-014)	Vehicle & Related		P	P	P	P	P	P	P	P	P	P	31	P	P	P
Vehicle Parts Sales (Inside) (ZC2017-014)	Vehicle & Related			P	P	P			P		P			P	P	
Vehicle Parts Sales (Outside) (ZC2017-014)	Vehicle & Related														S	
Vehicle Repair (Major) (ZC2017-014, ZC 99-46, ZC 96-29)	Vehicle & Related				R 33	R 33			R 33	R 26 33				R 33	R 33	
Vehicle Repair (Minor/Fueling Station) (ZC2017-014, ZC 02-37, ZC 99-46, ZC 96-29,)	Vehicle & Related			R 33	R 33	R 33			R 33	R 25 33	R 33			R 33	R 33	
Vehicle Storage (ZC2017-014)	Vehicle & Related				S	S			P					P	P	
Warehouse/Distribution Center (ZC 96-29)	Wholesale								P	P				P	P	
Water Treatment Plant	Trans., Utility, & Comm.	P	P	P	P	P		S	P	P			S	P	P	
Winery (ZC 05-24)	Service			S	S	S		S	S	S	S			S		S
Wrecking Yard	Vehicle & Related														S	

14.300 Use Table Notes

The residential and nonresidential district use tables contain numbered notes that apply to some uses in some districts. The following table provides further explanation of those numbered notes.

Num-ber	End Note
1	See Sec. 15.800 .
2	See the BG district regulations of Sec. 10.800 .
3	See the CB-1 and CE district regulations of Sec. 10.900 and Sec. 10.1000 , respectively.
4	See Sec. 15.600 .
5	See Sec. 13.300.2 .
6	Heliport allowed by right; airport allowed by specific use permit.
7	Permitted as a primary use. See Article 19 . (ZC2017-014; Ord. No. 2017-7-9)
8	See Sec. 13.900 .
9	For construction yard, field offices, and other temporary buildings, see Sec. 15.300 .

Article 14: Allowed Uses and Use Classifications
14.300: Use Table Notes

Num- ber	End Note
10	See Sec. 15.300 .
11	See Sec. 15.700 .
12	See Sec. 15.100 .
13	See Article 8 and Secs. 15.400 , 16.700 and 16.1400
14	May be permitted by a specific use permit as an accessory use when operated by the resident.
15	See Outdoor Commercial Amusement Guidelines.
16	See Article 8 for specific use permit requirements for certain in-home day care operations.
17	Permitted as an incidental use in a single-tenant building; separate outside entrance and outside signage are prohibited.
18	Permitted as an incidental use; separate outside entrance and outside signage are prohibited.
19	See Sec. 15.1000 .
20	Permitted when the building is a minimum of 200 feet from the nearest residential district boundary.
21	[Reserved]
22	See Sec. 15.1600 .
23	Scientific, research, and medical laboratories will be allowed in the R, BG, and O-1 districts as an accessory use to medical offices.
24	Permitted as an accessory use to a primary use on the same lot. See Article 19 . (ZC 2017-014 & ZC 06-17; Ord. No. 2017-7-9 & Ord. No. 2006-9-33)
25	Permitted in the CE district. (See Sec. 10.1000)
26	Permitted as an accessory use but not as a primary use.
27	Allowed by specific use permit only for single-unit trucks with enclosed beds; maximum 2 axles.
28	Allowed by specific use permit as a primary use; allowed by right as an accessory use to other storage operations.
29	See Sec. 10.1000.6
30	Permitted as an accessory use.
31	Permitted as an accessory use to motel/hotel
32	Maximum gross floor area for first floor - 100,000 square feet, and maximum percentage gross floor area devoted to warehouse - 70%. See Sec. 10.1300.7C .
33	Fuel dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts. See Residential Adjacency Standards of Article 21 .
34	See 15.200 .
35	Subject to temporary permit and removal at completion of project.
36	Concrete Plant: Issuance of temporary permit by City Engineer and removal as directed; Asphalt Plant: Issuance of temporary permit by resolution of City Council.
37	Permitted as an accessory use to a personal service shop and allowed in districts where that use is permitted; allowed by specific use permit as a primary use in the R, CC, LC, LI -1, and LI -2 districts. See 15.1500 .
38	Specific Use Permits for Moderate-intensity Manufacturing in the RT district shall not include food processing, chemical and petroleum processing and manufacturing, and foundries.
39	See Sec. 15.1400 .
40	Fuel dispensing facilities are not allowed in the BG district.
41	Patio Homes allowed only with a specific use permit.
42	See Sec. 15.400 .
43	See Sec. 10.1200.6C
44	Uses allowed only when their combined area does not exceed 10% of the gross floor area of a development; see the RE and RT district regulations of Sec. 10.1200 and Sec. 10.1300 , respectively
45	Permitted only as an accessory use to a religious facility. See definition of Temporary Accessory Housing Shelter in Sec. 8.200 .
46	Dispensing of vehicle fuels is not allowed. (ZC 2017-014; Ord. No. 2017-7-9)

Number	End Note
47	Drive-up windows are not allowed.
48	Private streets allowed by specific use permit only under the terms of the Subdivision Ordinance.
49	Allowed where designated on an approved site plan.
50	Allowed by right as an accessory use to a park/playground if located a minimum of 150 feet from a residential property line and screened from view of adjacent streets and properties.
51	See Sec. 15.1800 . (ZC 2018-033; Ord. No. 2019-2-10)
52	See Sec. 15.1900 (ZC2019-009; Ord. No. 2019-10-9)
53	See Sec. 9.1700 for housing type requirements. (ZC2020-012; Ord. No. 2021-1-13)
54	See Sec. 15.2000 (ZC2020-012; Ord. No. 2021-1-13)

14.400 Classification of New and Unlisted Uses

It is recognized that new types of land uses will develop and forms of land use not anticipated may seek to locate in the city of Plano. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- .1 The question concerning any new or unlisted use shall be referred to the Planning & Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage, and amount and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirement for public utilities such as water and sanitary sewer.
- .2 The Planning & Zoning Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts within which such use should be permitted.
- .3 If the Planning & Zoning Commission determines that the proposed use should be added to the use tables of Sec. [14.100](#) and Sec. [14.200](#), the Zoning Ordinance shall be amended after public hearings before the Planning & Zoning Commission and the City Council. If the Planning & Zoning Commission determines that the proposed use fits within the definition of a use currently listed in the use table, it shall transmit such finding, together with an appropriate parking requirement, in recommendation form to the City Council. The City Council shall by resolution approve the recommendation of the Planning & Zoning Commission or make such determination concerning the classification of such use as is determined appropriate based on its findings.

14.500 Prohibited Uses

- .1 All uses not expressly permitted are prohibited, except as provided in Sec. [14.400](#).
- .2 No land or building shall be used or occupied for a use which will in any manner create an unreasonable potential hazard to the general public, health, safety, and welfare, as, for example, but not by way of limitation, any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, radioactive, or other hazardous conditions; noise or vibration; smoke, dust, odor, or other form of air pollution; heat, cold, dampness, movement of air, electrical, or other disturbances; glare; or liquid or solid wastes in a manner or amount not conforming to the appropriate performance standards of [Article 24](#).

Attachment I
Usable Open Space

District	Minimum Usable Open Space Required
A, Agricultural	None
ED, Estate Development	None
SF-20, Single-Family Residence-20	None
SF-9, Single-Family Residence-9	0% standard, 5 or 10% with Stormwater Incentives
SF-7, Single-Family Residence-7	0% standard, 5 or 10% with Stormwater Incentives
SF-6, Single-Family Residence-6	0% standard, 5 or 10% with Stormwater Incentives
UR, Urban Residential	None
PH, Patio Home	10% standard, unless fewer than 50 lots
SF-A, Single-Family Residence Attached	10% standard, unless fewer than 50 lots
2F, Two-Family Residence Attached	0% standard, 5 or 10% with Stormwater Incentives
GR, General Residential	None
MF-1, Multifamily Residence-1	600 square feet for one bedroom, 300 square feet for each additional bedroom, shall comply with Article 13.600
MF-2, Multifamily Residence-2	600 square feet for one bedroom, 300 square feet for each additional bedroom, shall comply with Article 13.600
MF-3, Multifamily Residence-3	400 square feet for one bedroom, 300 square feet for each additional bedroom, shall comply with Article 13.600
MH, Mobile Home	None
RCD, Residential Community Design	15% of gross acreage
O-1, Neighborhood Office	None
O-2, General Office	None
R, Retail	None
LC, Light Commercial	None
CC, Corridor Commercial	None
UMU, Urban Mixed-Use	5-10%
BG, Downtown/Business Government	None
CB-1, Central Business-1	200 square feet per unit, 100 square feet with incentive option for residential, none for non-residential
CE, Commercial Employment	Same as MF-3 for residential, none for non-residential
RC, Regional Commercial	None
RE, Regional Employment	None
RT, Research/Technology Center	None
LI-1, Light Industrial-1	None
LI-2, Light Industrial-2	None
NBD, Neighborhood Business Design	10%

- .2 Publicly-owned sports lighting, communication antennas or communication structures, utility poles and towers, and water tanks are exempt from height restrictions.

13.700 Lot Coverage

The maximum percentage of any lot which may hereafter be covered by the main building and all accessory buildings shall not exceed the lot coverage requirements herein specified, except where an existing building at the effective date of this ordinance may have a greater percentage of a lot covered than herein prescribed, such building shall be considered a conforming use.

13.800 Usable Open Space

(ZC 2006-02; Ord. No. 2006-4-24)

.1 Intent

The intent of usable open space is to provide for outdoor living and/or recreation in an open area or recreational facility. Where required by this ordinance, usable open space shall comply with the standards of this section:

.2 Area Required

A. The minimum required area of usable open space for a development shall be according to the area, yard, and bulk standards of the respective zoning district.

B. At the time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit to the minimum required area of usable open space as follows:

i. The required usable open space area may be reduced up to one-third for offsite dedicated open space that meets the development's needs in terms of adjacency, accessibility, usability, and design integration. The credit for the offsite usable open space is a discretionary decision of the Planning & Zoning Commission and/or City Council based generally upon the following:

a. 15% or more of the site's boundary is adjacent to park land.

b. The park land is suitable, as defined by the intent for usable open space, for use by residents.

c. There are defined pedestrian connections between the development and the park land.

d. The design of the development provides a significant visual connection to the park land.

ii. For multifamily residential development in the Multifamily Residence-1 (MF-1), Multifamily Residence-2 (MF-2), and Multifamily Residence-3 (MF-3) zoning districts only, the required usable open space may be reduced through the use of credits for certain improvements. A credit of 3 square feet may be applied for each square foot utilized for swimming pools and adjacent decks, patios, or lounge areas within 10 feet of a pool, developed and equipped children's play areas, and usable portions of recreational buildings. No credit may be applied for tennis courts.

iii. For multifamily residential development in the MF-1, MF-2, and MF-3 zoning districts only, the combined credit for areas calculated at a 3-to-one basis and

for public parks shall not exceed 50% of the total usable open space for an individual lot or parcel of land.

.3 General Standards

- A.** Usable open space may include landscaping, walks, patios, pools, tennis courts and other recreational facilities, water features, and decorative objects such as art work or fountains.
- B.** Usable open space shall not include rooftops; accessory buildings, except those portions of any building designed specifically for recreational purposes; parking areas; driveways; turnaround areas; or rights-of-way or easements for streets or alleys, drainage or floodway facilities or electrical transmission lines.
- C.** Usable open space shall not have a slope exceeding 10%. (ZC 2017-026; Ord. No. 2017-11-3)
- D.** At that time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for usable open space that exceeds the maximum 10% slope if it is determined that such areas are environmentally or aesthetically significant and their preservation would enhance the development.

.4 Dimensional Standards

- A.** Multifamily residential development in the MF-1, MF-2, and MF-3 zoning districts shall have no usable open space dimension less than 15 feet.
- B.** Patio home and single-family attached development in the Patio Home (PH), Single-Family Residence Attached (SF-A), MF-1, MF-2, and MF-3 zoning districts, and patio home or single-family development in the Retail zoning district with the corresponding specific use permit (SUP) shall comply with the following dimensional standards:
 - i.** All residential lots must be located within 600 feet of usable open space as measured along a street. The Planning & Zoning Commission may increase this distance to 1,200 feet if the shape of the subdivision is irregular or if existing vegetation on the site will be preserved by an increase in the distance.
 - ii.** A primary usable open space area 20,000 square feet or larger shall be provided. This primary usable open space must be a minimum of 50 feet wide and must abut a street on a minimum of 25% of the area's perimeter.
 - iii.** If additional open space is needed to meet the minimum area of required usable open space, secondary usable open space areas must be provided. The minimum area for a secondary usable open space shall be 7,500 square feet or larger. This secondary usable open space must be a minimum of 25 feet wide and must abut a street for a minimum frontage distance of 25 feet. Secondary usable open space areas greater than 15,000 square feet shall have a minimum of 2 access points to public streets. Each access point must abut a street for a minimum frontage distance of 25 feet.

.5 Exhibit Required

Where usable open space is required by this ordinance, a usable open space plan shall be submitted as part of any preliminary site plan or site plan application. The usable open space plan shall contain the following:

- A.** A table with calculations that indicate compliance with minimum required area of usable open space.
- B.** Graphic representation of compliance to general and dimensional standards for usable open space.
- C.** If requesting usable open space credits, a statement with graphic depiction of the credits is requested.

13.900 Accessory Building Regulations

.1 General

A. Use of Accessory Building

In a residential zoning district, an accessory building may not be used for commercial purposes, with the exception of coops for backyard hens kept in accordance with the Code of Ordinances, and may not be rented. (*ZC2021-020; Ord. No. 2021-9-25*)

B. Height and Yard Requirements

- i.** Where the accessory building is attached to a main building, it shall be subject to, and must conform to, all regulations applicable to the main building except as provided within this section.
- ii.** Accessory buildings shall not be erected in any required front yard.
- iii.** Carports and detached accessory buildings, except garages, shall not be located closer than 3 feet to any side or rear lot line.
- iv.** Detached accessory buildings enclosed on 3 or more sides shall not be located closer than 10 feet to the main building.
- v.** Garages entered from an alley shall be set back from the lot line adjacent to the alley a minimum of 20 feet.
- vi.** Accessory buildings may not be placed in the required side yard setback if the side yard lot line abuts a street.
- vii.** In no instance shall an accessory building be located within an easement or right-of-way.
- viii.** Detached accessory buildings located in a required rear or side yard shall not exceed 10 feet in height. If the detached accessory building is located less than 10 feet from the rear or side lot line, a 6-foot solid fence or wall shall be built on the rear or side lot line to screen the building. No screening shall be required at the point of entry for a carport.

.2 Accessory Building Regulations for Shopping Centers

In shopping centers, the maximum number of kiosks to be permitted shall be limited to one per 50,000 square feet or portion thereof of floor area. In no case shall more than 10 kiosks be permitted in one shopping center.