

### 9.1000 SF-A, Single-Family Residence Attached District

**.1 Purpose**

The SF-A district is intended to provide for a variety of residential housing types and densities in the medium density range (5–10 units/acre) on individually-platted lots or multiple units on a single lot.

**.2 Permitted Uses**

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

**.3 Area, Yard, and Bulk Requirements**

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

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

Description	Standard Requirements	Stormwater Incentive Option 1 Requirements	Stormwater Incentive Option 2 Requirements
Minimum Lot Area per Dwelling Unit	2,250 square feet when on individually-platted lots. Maximum of 10 units/acre when multiple units are platted on a single lot, except as provided in Sec. <a href="#">9.1000.4</a> .	2,140 square feet when on individually-platted lots. Maximum of 10 units/acre when multiple units are platted on a single lot, except as provided in Sec. <a href="#">9.1000.4</a> .	2,025 square feet when on individually-platted lots. Maximum of 10 units/acre when multiple units are platted on a single lot, except as provided in Sec. <a href="#">9.1000.4</a> .
Minimum Lot Width			
Interior Lot	25 feet	25 feet	25 feet
Corner Lot	30 feet	30 feet	30 feet
Minimum Lot Depth	85 feet	85 feet	80 feet
Minimum Front Yard (ZC 2000-86; Ord. No. 2001-10-8)			
Lots not fronting cul-de-sacs	20 feet, except as provided in Sec. <a href="#">9.1000.4</a>	15 feet, except as provided in Sec. <a href="#">9.1000.4</a>	10 feet, except as provided in Sec. <a href="#">9.1000.4</a>
Lots fronting cul-de-sacs	20 feet The front yard may be staggered, varied, or reduced to a 10-foot front yard with site plan approval as provided Sec. <a href="#">9.1000.4</a> .	15 feet	10 feet
Minimum Side Yard of Corner Lot (ZC 2000-86; Ord. No. 2001-10-8)	10 feet adjacent to the street, except as in Sec. <a href="#">13.500.3</a>	10 feet adjacent to the street, except as in Sec. <a href="#">13.500.3</a>	10 feet adjacent to the street, except as in Sec. <a href="#">13.500.3</a>
Maximum Side Yard	N/A	N/A	N/A
Minimum Building Separation	10 feet for all uses, except as in Sec. <a href="#">13.500.3</a>	10 feet for all uses, except as in Sec. <a href="#">13.500.3</a>	10 feet for all uses, except as in Sec. <a href="#">13.500.3</a>
Minimum Rear Yard (ZC 2000-86; Ord. No. 2001-10-8)	10 feet, except as provided in Sec. <a href="#">9.1000.4</a>	10 feet, except as provided in Sec. <a href="#">9.1000.4</a>	10 feet, except as provided in Sec. <a href="#">9.1000.4</a>
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet	800 square feet

Description	Standard Requirements	Stormwater Incentive Option 1 Requirements	Stormwater Incentive Option 2 Requirements
Maximum Height	2 story, 35 feet, except as in Sec. <a href="#">13.600</a>	2 story, 35 feet, except as in Sec. <a href="#">13.600</a>	2 story, 35 feet, except as in Sec. <a href="#">13.600</a>
Maximum Coverage (ZC 2000-86; Ord. No. 2001-10-8)	65% total for principal and accessory buildings (See Sec. <a href="#">13.500.4A</a> )	68% total for principal and accessory buildings (See Sec. <a href="#">13.500.4A</a> )	72% total for principal and accessory buildings (See Sec. <a href="#">13.500.4A</a> )
Minimum Usable Open Space	10% in accordance with Sec. <a href="#">9.1000.5</a>	10% in accordance with Sec. <a href="#">9.1000.5</a>	10% in accordance with Sec. <a href="#">9.1000.5</a>
Minimum Usable Open Space designated as Stormwater Quality Area (ZC 2017-026; Ord. No. 2017-11-3)	N/A	5% in accordance with Sec. <a href="#">9.1000.4</a>	10% in accordance with Sec. <a href="#">9.1000.4</a>
Parking Requirements (ZC 2000-86; Ord. No. 2001-10-8)			
Front Entry	2.25 parking spaces per dwelling unit. 2 off-street parking spaces, exclusive of garage and carport, shall be provided adjacent to each unit or within 100 feet of each unit if established with site plan approval. 0.25 visitor parking spaces shall be provided within 600 feet of each unit.	2.25 parking spaces per dwelling unit. 2 off-street parking spaces, exclusive of garage and carport, shall be provided adjacent to each unit or within 100 feet of each unit if established with site plan approval. 0.25 visitor parking spaces shall be provided within 600 feet of each unit.	2.25 parking spaces per dwelling unit. 2 off-street parking spaces, exclusive of garage and carport, shall be provided adjacent to each unit or within 100 feet of each unit if established with site plan approval. 0.25 visitor parking spaces shall be provided within 600 feet of each unit.
Rear/Alley Entry	2 parking spaces per dwelling unit	2 parking spaces per dwelling unit	2 parking spaces per dwelling unit

**.4 Miscellaneous Area, Yard, and Bulk Requirements**

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

SF-A subdivisions shall be developed in conformance with Standard Requirements, Stormwater Incentive Option 1 Requirements, or Stormwater Incentive Option 2 Requirements.

**A.** All SF-A subdivisions shall comply with the following standards:

- i.** Houses shall be developed as attached townhouses.
- ii.** No complex of townhouse buildings shall exceed 200 feet in length.
- iii.** Each dwelling unit shall contain a 2-car garage in addition to required parking spaces. The garage space shall not be eliminated by enclosing the garage with a stationary wall.
- iv.** Landscaping requirements of one tree for each 3 dwelling units shall be met. Trees planted to meet this requirement may be clustered or dispersed throughout the site and must be indicated on the landscape plan. New trees planted to meet this requirement shall be a minimum 3-inch caliper.

- v. When multiple units are platted on a single lot, the density may be increased to 12 dwelling units per acre if the Planning & Zoning Commission determines that the increase is necessary to provide additional amenities. In making this determination, the Planning & Zoning Commission will review additional open space, landscaping, screening, subdivision design, and treatment of natural environment.
- B. If developed in accordance with Standard Requirements, the front yard setback may be reduced to 10 feet provided that:
- i. The driveway and garage are accessed from an alley; and
  - ii. The garage door is set back 20 feet from the rear property line; and
  - iii. The open yard area of either the rear or non-zero side yard is increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback.
- C. Per Section 5.6 of the Subdivision Ordinance and the Stormwater Quality Requirements, if Stormwater Quality Requirements and Permanent BMPs are applicable, an SF-A subdivision must be developed in accordance with Stormwater Incentive Option 1 or 2 Requirements if:
- i. The minimum gross area of the subdivision is 10 acres; and
  - ii. The subdivision provides a stormwater quality area per Section [9.1000.3](#) above, and the provided stormwater quality areas are shown on a site-specific stormwater quality management plan per Section 5.6 of the Subdivision Ordinance or in the city's Stormwater Quality Requirements; and
  - iii. A SF-A subdivision developed under either of these requirements shall have front or rear entry garages. Correspondingly, garages shall be set back a minimum of 20 feet from the front or rear property lines.

**.5 Usable Open Space Requirements**

*(ZC 2006-02; Ord. No. 2006-4-24 and ZC 2000-86; Ord. No. 2001-10-8)*

Except as provided below, any subdivision developed under the SF-A standards of this ordinance shall provide usable open space which equals or exceeds 10% of the gross platted area, excluding rights-of-way for major thoroughfares Type E or larger, or easements for drainage or floodways. Usable open space shall not be required for an SF-A development if it contains 50 or fewer lots and the property contiguous (abutting or separated only by a local or collector street) to the subdivision is either developed for use other than SF-A or is restricted by zoning to not permit SF-A development. Properties separated by rights-of-way, drainage, or utility easements in excess of 60 feet in width shall not be considered as contiguous. Usable open space shall comply with the supplementary regulations in Sec. [13.800](#). *(ZC 06-02)*

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**Disclaimer** - Uses listed by zoning district are provided as a convenience but should not be relied upon as the most current and accurate source of information. Please contact the City of Plano Planning Department to verify a specific use.

## SF-A - Single-Family Residence Attached Permitted Uses

Accessory and Incidental Uses	
Accessory Building or Use	P, 8
Caretaker's/Guard's Residence	S
Construction Yard (Temporary)	9, 35
Field Office	9, 35
Home Occupation	P, 11
Backyard Cottage	P, 51

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

Educational, Institutional, Public, and Special Uses	
Accessory Housing Shelter (Temporary)	P, 45
Cemetery/Mausoleum	S
College/University	S, 5
Community Center	S
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Golf Course/Country Club	S
Household Care Facility	P
Park/Playground	P
Private Recreation Facility	P
Rehabilitation Care Facility	S
Religious Facility	P, 5
School (Private)	S, 5
School (Public or Parochial)	P, 5

**P** = Permitted Use; **S** = Specific Use Permit Required; **5** = See Sec. 13.300.2; **8** = See Sec. 13.900; **9** = For construction yard, field offices, and other temporary buildings, see Sec. 15.300; **11** = See Sec. 15.700; **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; **45** = Permitted only as an accessory use to a religious facility. See definition of Temporary Accessory Housing Shelter in Section 8.200; **51** = See Sec. 15.1800

Primary Residential Uses	
Single-Family Residence (Attached)	P, 48
Single-Family Residence (Detached)	P, 48
Two-Family Residence	P

Service Uses	
Day Care Center	S, 13
Day Care (In-home)	P, 16, 42

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur)	34
Electrical Substation	S
Private Utility (other than listed)	S
Service Yard (Public or Utility)	S, 50
Sewage Treatment Plant	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S

**P** = Permitted Use; **S** = Specific Use Permit Required; **13** = See Article 8 and Secs. 15.400, 16.700, and 16.1400; **16** = See Article 8 for specific use permit requirements for certain in-home day care operations; **34** = See Section 15.200; **42** = See Section 15.400; **48** = Private streets allowed by specific use permit only under the terms of the Subdivision Ordinance; **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