

9.1400 MF-2, Multifamily Residence-2 District

.1 Purpose

The MF-2 district is intended to accommodate condominiums and apartments at a density of 18 residential units per acre providing sufficient areas for usable open space and landscaping. MF-2 districts should have direct access and/or frontage on major thoroughfares and 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-2 district unless otherwise expressly stated:

Description	Requirement
Maximum Residential Density	18 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 .
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	2 story, 35 feet (See Sec. 15.800 and Sec. 13.600)
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	600 square feet
Each additional bedroom	300 square feet

.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.

.5 Miscellaneous Multifamily Residence Provisions

(See Sec. [15.800](#))

A. Walls

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

B. Garage Enclosures

The elimination of a garage space by enclosing the garage with a stationary building wall shall be prohibited.

C. Street Names

Whenever street names are to be given to public streets or private drives in a multi-family development, such street names shall be approved with approval of a site plan. If block numbers are used, they shall be shown on the site plan.

D. Alternate Standards

An MF-2 district may be developed in accordance with the standards required in the 2F, SF-A, PH, and SF-6 districts.

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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.

MF-2 - Multifamily Residence-2 Permitted Uses

Accessory and Incidental Uses	
Accessory Building or Use	P, 8
Caretaker's/Guard's Residence	P
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
Assisted Living Facility	P
Cemetery/Mausoleum	S
College/University	S, 5
Community Center	S
Continuing Care Facility	P
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Golf Course/Country Club	S
Household Care Facility	P
Household Care Institution	S
Independent Living Facility	P
Long-term Care Facility	P
Park/Playground	P

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

Educational, Institutional, Public, and Special Uses	
Private Recreation Facility	P
Rehabilitation Care Facility	S
Religious Facility	P, 5
School (Private)	S, 5
School (Public or Parochial)	P, 5

Primary Residential Uses	
Multifamily Residence	P, 1
Single-Family Residence (Attached)	P
Single-Family Residence (Detached)	P
Two-Family Residence	P

Service Uses	
Day Care Center	P, 13
Day Care Center (Accessory)	P
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; **1** = See Sec.15.800; **5** = See Sec. 13.300.2; **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; **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