

10.900 CB-1, Central Business-1 District

.1 Purpose

The CB-1 district is intended for use in conjunction with the CE district to permit a highly concentrated business center similar to traditional downtown areas of major cities.

.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 CB-1 district unless otherwise expressly stated:

Description	Residential Requirement	Nonresidential Requirement
Maximum Residential Density	21.5 units per acre; 174 units per acre if over 3 story	N/A
Minimum Lot Area	8,400 square feet	None
Minimum Lot Width	70 feet	None
Minimum Lot Depth	120 feet, 1–3 story; 200 feet, 4+ story	None
Minimum Front Yard	None, except as provided in Sec. 15.800 and Sec. 13.500.2	None, except as provided in Sec. 13.500.2
Minimum Side Yard	None, except as provided in Sec. 15.800 and Sec. 13.500.3	None, except as provided in Sec. 13.500.3
Maximum Side Yard	None	None
Minimum Rear Yard	None (See Sec. 15.800 and Sec. 13.500.4) (ZC 98-15)	10 feet, where no alley abuts the rear property line (See Sec. 13.500.4)
Minimum Floor Area per Dwelling Unit	400 square feet, with no more than 10% of the units less than 550 square feet (ZC 98-15)	N/A
Maximum Lot Coverage	None	None (See Sec. 10.900.5A.vii)
Maximum Height	None	None
Minimum Open Space	See Sec. 10.900.5A.viii (ZC2019-011; Ord. No. 2019-8-8)	None

.4 Parking Regulations

In addition to the requirements in [Article 16](#), the following requirements shall apply:

- A. Off-street parking for any residential use permitted in the district shall be 1.5 spaces for each dwelling unit. The minimum parking requirements for any other use requiring the approval of a site plan shall be as established on the site plan. (ZC 98-15)
- B. Any off-street parking requirements may be provided offsite even if such sites are nonadjacent or noncontiguous or within a different zoning district, provided that binding agreements exist which will ensure the availability of such off-street parking for the reasonable useful life of the building or project to be built on the site. Such off-street parking shall be located within 600 feet of the site, measured as the shortest possible distance in a straight line from the closest property line of the site to the closest point on the parking structure or lot.
- C. Up to 50% of the off-street parking requirements for any general office and/or manufacturing, processing, or repair use may be satisfied without site plan approval by utilizing compact car parking spaces, as defined in [Article 16](#).

.5 Special District Requirements

A. Miscellaneous

- i. District requires a minimum contiguous area of 100 acres.
- ii. The City Council, at the time of granting CB-1 district zoning to any tract of land, will have the authority to modify the district requirements and may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas including, but not limited to, light and air orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space, and screening.
- iii. The City Council, at the time of granting CB-1 district zoning to any tract of land, will have the authority to limit multifamily uses to certain designated locations within such tract and to limit the number of multifamily units to be built on such designated locations.
- iv. A general phasing plan for the total development of the property will be approved at the time of concept plan approval. (*ZC 2009-03; Ordinance No. 2009-5-31*)
- v. The general allocation of permitted density levels of development on the various sections of the property will be approved at the time of concept plan approval. (*ZC 2009-03; Ordinance No. 2009-5-31*)
- vi. Site plan approval in accordance with [Article 3](#) will be required for development of property.
- vii. For vehicle fueling stations, canopies must be considered as an accessory structure and should 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*)
- viii. Minimum usable open space must be calculated as follows: (*ZC2019-011; Ord. No. 2019-8-8*)
 - a. Standard Option: 200 square feet per unit
 - b. Incentive Option: If utilizing the standards in [Article 23](#), the minimum usable open space may be reduced to 100 square feet per unit.

B. Overall Density Restriction

The City Council, at the time of granting CB-1 district zoning to any tract of land, may impose an overall density requirement on such tract.

C. Location of Uses

- i. No radio, television, or microwave tower shall be located within a distance from any residential structure equal to at least the height of such tower. No residential structure shall be located within a distance from any radio, television, or microwave tower equal to at least the height of such tower. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of the residential structure.

- ii. No radio, television, or microwave tower shall be located within a distance equal to at least the height of such tower from any area zoned residential by the City of Plano or shown as residential on the then existing Land Use Plan of the City of Plano. Such distance shall be measured as the shortest possible distance in a straight line from the closest point of the tower to the closest point of such area.
- iii. Notwithstanding the foregoing such uses may be located in closer proximity by specific use permit.

.6 Special Rules for CE and CB-1 Districts
(ZC 2017-026; Ord. No. 2017-11-3)

- A. On the portion of the property zoned CE, a maximum of 2,500 multifamily dwelling units shall be permitted by right within an area within 2,500 feet of the centerline of White Rock Creek and within the Plano Independent School District. Units not built within this area may be transferred to the CB-1 district as noted below. Additional multifamily dwelling units may be permitted within such area, and multifamily dwelling units may be permitted in any other location on the portion of the property zoned CE by specific use permit. *(ZC 98-15)*
- B. On the portion of the property zoned CB-1, a maximum of 2,300 multifamily dwelling units shall be permitted by right. However, additional units may be allowed by right through transfer of unused units in the White Rock Creek area as noted above. Additional multifamily dwelling units may be permitted on the portion of the property zoned CB-1 by specific use permit. *(ZC 05-50; Ord. No. 2006-2-29)*
- C. Sites for fire stations, police stations, schools, water towers, and reservoirs shall be provided at such time, if ever, as such sites are determined to be necessary.

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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.

CB-1 - Central Business-1 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

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

Educational, Institutional, Public, and Special Uses	
Accessory Housing Shelter (Temporary)	P, 45
Airport/Heliport	6
Assembly Hall	P
Assisted Living Facility	P
Cemetery/Mausoleum	S
College/University	P, 5
Community Center	P
Continuing Care Facility	P
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Fraternal Organization, Lodge, or Civic Club	P
Golf Course or Country Club	P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **5** = See Sec. 13.300.2; **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 in Article 21; **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

Educational, Institutional, Public, and Special Uses	
Helistop	P, 4
Independent Living Facility	P
Long-term Care Facility	P
Open Storage	7
Park/Playground	P
Post Office (Government and Private)	P
Private Recreation Facility	P
Religious Facility	P, 5
School (Private)	P, 5
School (Public or Parochial)	P, 5
Trade Schools	P

Office and Professional Uses	
Medical Office	P
Office - Professional/General Administrative	P
Research and Development Center	P

Primary Residential Uses	
Multifamily Residence	3

P = Permitted Use; **S** = Specific Use Permit Required; **3** = See the CB-1 and CE district regulations in Section 10.900 and Section 10.1000; **5** = See Sec. 13.300.2; **6** = Heliport allowed by right; airport allowed by specific use permit; **7** = See Article 19; **45** = Permitted only as an accessory use to a religious facility. See definition of Temporary Accessory Housing Shelter in Section 8.200

Retail Uses	
Convenience Store	R, 33
Farmers Market	P
Furniture, Home Furnishings, and Equipment Store	P
Garden Center	R
Grocery/Food Store	P
Hardware	P
Nursery	S
Paint Shop	P
Pawn Shop	P
Retail Store	P
Shopping Center	P
Superstore	P

Service Uses	
Arcade	S, 12
Artist, Musician, Photographer, Radio, and/or TV Studio	P
Bank, Savings and Loan, or Credit Union	P
Body Piercing	37
Business Service	P
Cabinet/Upholstery Shop	P
Commercial Amusement (Indoor)	P
Commercial Pet Sitting/Kennel (Indoor Pens)	P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **12** = See Sec. 15.100; **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 in Article 21; **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 Section 15.1500

Service Uses	
Dance, Gymnastics, and or Martial Arts Studio	P
Data Center	S
Day Care Center	P
Day Care Center (Accessory)	P
Day Care Center (Adult)	P
Dry Cleaning Plant	P
Exhibition Area	S, R
Fairgrounds	S, R
Food Truck Park	S, R
Health/Fitness Center	P
Hotel/Motel	P
Licensed Massage Therapy	P
Mortuary/Funeral Parlor	P
Personal Service Shop	P
Print Shop (Major)	P
Print Shop (Minor)	P
Private Club	P
Restaurant (Drive-in)	P, R
Restaurant/Cafeteria	P
Service Contractor (No Storage Yard)	P
Storage/Repair of Furniture and Appliances (Inside)	P
Studio for Photographer, Musician, Artist, Radio, and/or TV	P
Tattooing and Permanent Cosmetics	37
Theater (Drive-in)	R
Theater - Neighborhood	P
Theater - Regional	P
Veterinary Clinic	P
Winery	S

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Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur)	34
Electrical Power Generating Plant	S
Electrical Substation	P
Private Utility (other than listed)	P
Railroad Freight Depot or Dock	P
Service Yard (Public or Utility)	P
Sewage Treatment Plant	S
Transit Center/Station	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	P

Wholesale Uses	
Mini-Warehouse/Public Storage	P
Office - Showroom/Warehouse	P
Warehouse/Distribution Center	P

Vehicle and Related Uses	
Car Wash	R, 33
Motorcycle Sales/Service	R
New Car Dealer	S, R
Used Car Dealer	S, R
Vehicle Leasing/Renting	S, R
Vehicle Parking Lot/Garage (Commercial)	P
Vehicle Parts Sales (Inside)	P
Vehicle Repair - Major	R, 33
Vehicle Repair - Minor/Fueling Station	R, 33
Vehicle Storage	P