

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.

.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-3 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-3 - Multifamily Residence-3 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
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