

10.1200 RE, Regional Employment District

(ZC 2000-68; Ord. No. 2000-10-11)

.1 Purpose

The RE district is an architectural and cultural district intended to provide for office and limited manufacturing uses in high visibility locations which are of regional cultural and architectural importance to the community due to its significance for generating economic investment that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities. Some retail uses are also appropriate when developed in conjunction with the primary uses. The district’s standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods. *(ZC2019-011; Ord. No. 2019-8-8)*

.2 Permitted Uses

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

.3 Area, Yard, and Bulk Requirements

Building placement and bulk are subject to compliance with building and fire codes.

Description	Requirement
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard	
From Type T or AA streets	50 feet
From all other streets	50 feet, except as specified in Sec. 13.500.2
Minimum Side Yard	
Interior Lot	None
Corner Lot	50 feet on street side
Minimum Rear Yard	None
Other Setback Requirements <i>(ZC 2001-08; Ord. No. 2001-5-28)</i>	In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum residential setback slope requirements from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district: A minimum setback of 50 feet as measured from the property line or 3 times the height, minus 30 feet as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure or accessory building, at a certain setback, would be equal to one-third the setback plus 10 feet. A maximum height of 8 stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line. Beyond 1,000 feet, the setback shall be increased at a rate of one time the height of that portion above 140 feet or 8 stories, whichever is more restrictive, up to 325 feet in height or 20 stories, whichever is more restrictive. See 10.1200.6D for an illustration of these residential setback slope requirements.

Description	Requirement
Maximum Height (ZC 2001-08; Ord. No. 2001-5-28)	20 stories, not to exceed 325 feet in height Structured parking is limited to 3 levels total at or above-grade and may be further restricted by applicable yard and setback requirements. Grade level parking counts as one of the 3 total levels. Below grade parking may be constructed in addition to the 3 levels of at or above-grade parking, provided that at least one-half of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.
Maximum Lot Coverage	50%, 70% if structured parking facilities are included
Maximum Floor Area Ratio	1:1

.4 Parking Requirements

(See [Article 16](#))

.5 Landscaping

(See [Article 17](#), and Secs. [11.300](#) and [10.1200.6](#))

.6 Special District Requirements

A. The design and orientation of buildings and related elements shall be in accordance with the following:

- i. Loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and vehicle or truck service bays shall be located a minimum of 100 feet from rights-of-way of Type C and above thoroughfares that form a boundary between an RE district and adjacent zoning districts. The Planning & Zoning Commission may require wing walls or other techniques to visually screen loading docks or spaces, trash collection facilities, and service bays from surrounding streets. In addition to the requirements for placement and screening of these facilities as outlined above and in [Article 16](#) and [Article 20](#), any loading docks or spaces, trash collection facilities, or service bays which face toward the parallel Type C and above thoroughfares and which are not blocked from view by a building or other structure shall be screened by increased landscaping requirements. In such instances, a 50-foot landscape edge will be required for the full length of the lot or parcel under development. Earthen berms of at least 4 feet in height, as measured from the finished grade of the lot, shall be placed within the landscape edge. The berms shall have a maximum slope of 4 to 1, requiring at least 4 feet of horizontal width for every one foot in vertical height. The berms may be placed within the required front yard only when used to screen loading spaces, trash collection facilities, and service bays. The landscape edge shall include one 3-inch caliper shade tree and one ornamental tree (7-foot planted height) per 25 feet of frontage on the specified thoroughfare. Driveways may extend through the landscape edge if they meet the city's requirements for location, design, and traffic visibility. (ZC 2017-014; Ord. No. 2017-7-9)
- ii. At least 80% of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes

and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes and Article 23 may be used on the remaining 20% of any exposed exterior wall, except that for buildings 55 feet in height and over this percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of cast concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building, or group of buildings. (ZC 2018-018; Ord. No. 2018-11-7)

- iii. Roof-mounted mechanical units shall be screened in accordance with Sec. [20.300](#). Ground-mounted mechanical units shall be screened from view by walls constructed of the same materials and finishes as the building or by a solid landscape screen. These screens shall be a minimum of 6 feet in height. Plants must be placed so as to create a 6-foot tall solid screen within 2 years of installation. All landscaping must be irrigated and must be replaced if damaged.
 - iv. Cross-access easements shall be provided in accordance with Section 5.2, Lot Design and Improvements, of the City of Plano Subdivision Ord. No. 95-4-25 and its subsequent amendments. In addition to requiring cross access to median openings, cross-access easements may be required to provide access to at least 2 public thoroughfares. The Planning & Zoning Commission may determine that cross access is not appropriate for reasons of security, safety, or circulation.
- B.** Retail and service uses with the accompanying note “44” in the use tables Sec. [14.100](#) or Sec. [14.200](#) may not occupy more than 10% of the gross floor area of a building unless the building and the designated location and amount of such uses are part of an approved site plan for more than one building, and the amount of space for these uses does not exceed 10% of the combined floor area of all constructed buildings. The space for these uses may be redistributed within and among the buildings with the approval of a revised site plan. If a site plan includes multiple lots, all property owners must authorize the application. These uses may not be distributed among noncontiguous parcels of land.
- C.** A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RE if it has a minimum of 5,000 square feet of gross floor area and no drive-in window. For the purpose of this provision, “Gross Floor Area” means the total floor area of a building from the exterior face of a building or from the centerline of a wall separating 2 buildings, but shall exclude any space where the floor-to-ceiling height is less than 6 feet and all patios, balconies, and parking facilities. (Ordinance No. 2009-11-8, ZC 2009-18)
- D.** The special residential setback slope requirements described in 10.1100.3 are illustrated in the following [Figure.10-2](#):

----- SETBACK

- 50' for height of 45' or less (as measured from right-of-way line)
- For buildings in excess of 45' in height-3 times the height minus 30' as measured from the residential district boundary line (centerline of street)
- Maximum height of 8 stories or 140' whichever is greater up to 1,000' from residential district boundary

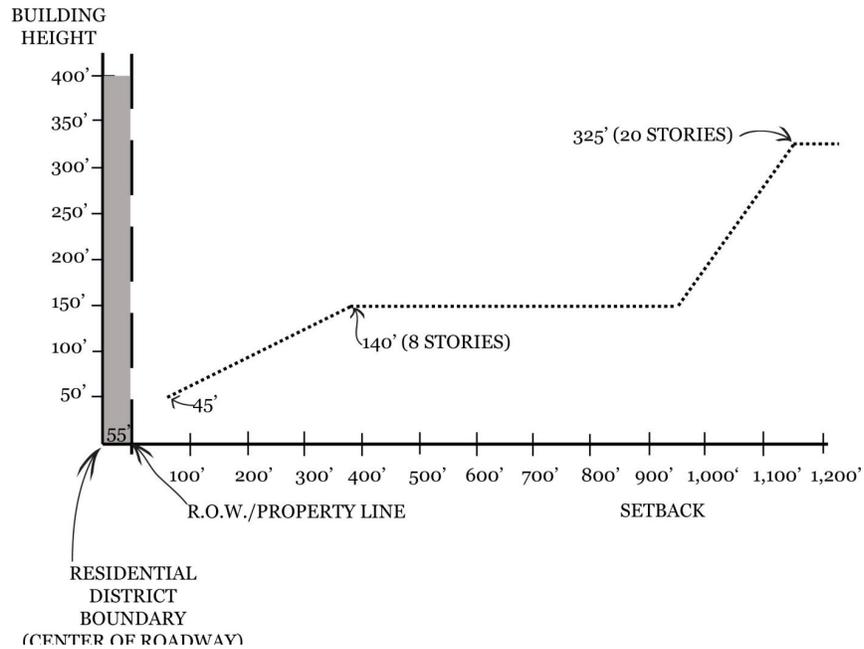


Figure 10-2: Residential Setback Slope

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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.

RE - Regional Employment 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

Commercial, Manufacturing, and Industrial Uses	
Concrete/Asphalt Batching Plant (Temporary)	36
Manufacturing (Light-intensity)	P

Educational, Institutional, Public, and Special Uses	
Accessory Housing Shelter (Temporary)	P, 45
Assembly Hall	P
Assisted Living Facility	S
Cemetery/Mausoleum	S
College/University	P, 5
Community Center	P
Continuing Care Facility	S
Farm, Ranch, Garden, or Orchard	P
Fire Station/Public Safety Building	P
Fraternal Organization, Lodge, or Civic Club	P
Golf Course/Country Club	S
Helistop	S, 4
Hospital	P, 5
Independent Living Facility	S

P = Permitted Use; **S** = Specific Use Permit Required; **4** = See Sec. 15.600; **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; **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 Shelton in Section 8.200

Educational, Institutional, Public, and Special Uses	
Long-term Care Facility	S
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	
Mid-Rise Residential	S

Retail Uses	
Convenience Store	R, 33, 44
Food/Grocery Store	44
Furniture, Home Furnishings, and Equipment Store	44
Hardware Store	44
Retail/Service (Incidental)	44
Retail Store	44
Shopping Center	44

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 of Article 21; **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 Section 10.1200 and Section 10.1300

Service Uses	
Arcade	S, 12
Artisan's Workshop	44
Artist, Musician, Photographer, Radio, and/or TV Studio	P
Bank, Savings and Loan, or Credit Union	P
Body Piercing	37
Business Service	P
Commercial Amusement (Indoor)	S
Commercial Amusement (Outdoor)	S
Commercial Pet Sitting/Kennel (Indoor Pens)	P
Dance, Gymnastics, and/or Martial Arts Studio	P
Data Center	P
Day Care Center	P, 13
Day Care Center (Accessory)	P
Food Truck Park	S, R
Health/Fitness Center	S
Licensed Massage Therapy	P
Mortuary/Funeral Parlor	P
Motel/Hotel	20
Personal Service Shop	P
Print Shop (Minor)	44
Private Club	S
Restaurant/Cafeteria	P, 43
Tattooing and Permanent Cosmetics	37
Theater (Neighborhood)	S
Theater (Regional)	S
Veterinary Clinic	P

P = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **12** = See Sec. 15.1000; **13** = See Article 8 and Secs. 15.400, 16.700 and 16.1400; **20** = Permitted when the building is a minimum of 200 feet from the nearest residential district boundary; **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; **43** = See Section 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 Section 10.1200 and Section 10.1300

Transportation, Utility, and Communications Uses	
Antenna	34
Antenna Support Structure (Commercial and Amateur)	34
Electrical Substation	S
Private Utility (other than listed)	S
Transit Center/Station	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P

Wholesale Uses	
Office (Showroom/Warehouse)	P

Vehicle and Related Uses	
Vehicle Parking Lot/Garage (Commercial)	P