

- v. Stockade or other solid fencing or walls shall not be constructed on property lines.

9.400 SF-20, Single-Family Residence-20 District

.1 Purpose

The SF-20 district is intended to provide for single-family development in a semi-rural setting without provisions for ranching or related activities. The SF-20 district may also serve as transitional areas between ED districts and urban uses or districts.

.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 SF-20 district unless otherwise expressly stated:

Description	Requirement
Minimum Lot Area	20,000 square feet
Minimum Lot Width	
Interior Lot	100 feet
Corner Lot	105 feet
Minimum Lot Depth	150 feet
Minimum Front Yard	35 feet, except as provided in Sec. 13.500.2
Minimum Side Yard	(Ord. No. 95-4-30)
Interior Lot	10 feet or 10% of lot width, whichever is greater (See Sec. 13.500.3)
Corner Lot	15 feet on street side (See Sec. 13.500.3)
Maximum Side Yard	25 feet
Minimum Rear Yard	10 feet (See Sec. 13.500.4)
Minimum Floor Area per Dwelling Unit	800 square feet
Maximum Height	3 story provided the third story may not exceed 10% of the total floor area of the building, 40 feet (See Sec. 13.600)
Maximum Coverage	25%, plus 10% additional coverage permitted for accessory buildings (See Sec. 13.500.4A)
Parking Requirements	2 parking spaces per dwelling unit (See Article 16)

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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-20 - Single-Family Residence-20 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	S
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 (Detached)	P, 48

Service Uses	
Day Care Center	S
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; **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