

### 9.1200 GR, General Residential District

(ZC 2002-47; Ord. No. 2002-10-26)

**.1 Purpose**

The GR district is intended to provide for infill residential development that is consistent with the unique character of the Douglass Community near downtown Plano. It includes standards that are consistent with the size, dimensions, and configuration of existing lots, and contains special design and material requirements that are compatible with existing structures in the neighborhoods.

**.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 GR district unless otherwise expressly stated:

Description	Single-Family Residence Requirement	Two-Family Requirement
Minimum Lot Area	3,000 square feet	6,000 square feet
Minimum Lot Width		
Interior Lot	30 feet	55 feet
Corner Lot	30 feet	55 feet
Minimum Lot Depth	90 feet	90 feet
Minimum Front Yard		
Garages Facing Street	20 feet, except as provided in Sec. <a href="#">13.500.2</a>	20 feet, except as provided in Sec. <a href="#">13.500.2</a>
All other	10 feet	10 feet
Maximum Front Yard (does not apply to garages facing street or nonresidential uses)	15 feet	15 feet
Minimum Side Yard		
Corner Lot (street side)	5 feet (See also Sec. <a href="#">13.500.3</a> )	5 feet (See also Sec. <a href="#">13.500.3</a> )
Garages Facing Street	20 feet	20 feet
Garages Facing Alley	20 feet	20 feet
All other	5 feet	5 feet
Minimum Rear Yard	5 feet (See also Sec. <a href="#">13.500.4</a> )	10 feet (See also Sec. <a href="#">13.500.4</a> )
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet
Maximum Lot Coverage [includes percentage permitted for main structure and 10% additional coverage permitted for accessory buildings. (See Sec. <a href="#">13.500.4A</a> )]	50% total	50% total
Maximum Height		
Residential Uses	1 story, 30 feet (up to 50% of attic floor area may be used as 2 <sup>nd</sup> floor living space. See also Sec. <a href="#">13.600</a> )	1 story, 30 feet (up to 50% of attic floor area may be used as 2 <sup>nd</sup> floor living space. See also Sec. <a href="#">13.600</a> )
Nonresidential Uses	2 story, 35 feet	
Minimum Open Space	N/A	N/A
Parking Requirements	1 space per dwelling unit (See also <a href="#">Article 16</a> )	1 space per dwelling unit (See also <a href="#">Article 16</a> )

**.4 Special District Requirements**

The Douglass Community has special elements that should be maintained to perpetuate the long-term character and viability of the community. The following provisions are required for that purpose:

**A. Front Porches**

Covered porches shall be located along the front of any housing structure and shall be a minimum 40 square feet per unit. Each porch shall have a minimum dimension of 4 feet.

**B. Siding Materials**

Homes and garages shall be constructed of overlapping, horizontal wood siding; overlapping, horizontal cementitious siding; overlapping, horizontal aluminum or vinyl siding; and brick. Exterior plasters and stone are not permitted.

**C. Roofs**

Roofs for residential structures and garages shall be “gabled” or “hipped” design with a minimum slope of 6:12 (for every horizontal foot, the roof must rise vertically 6 inches). The point at which a roof attaches to the residential structure (including attached garages) shall be no less than 7 feet above the top of the foundation.

**D. Fences**

Fences greater than 40 inches in height shall be set back a minimum of 10 feet from the front of a structure and shall be no taller than 6 feet.

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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.

## GR - General Residential 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	P
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
Two-Family Residence	P

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