

**10.800 BG, Downtown Business/Government District**

(ZC2018-008; Ordinance No. 2018-6-11 and ZC 2003-52; Ordinance No. 2003-10-32)

**.1 Purpose**

The BG district is intended to serve as a pedestrian-oriented center for retail, office, governmental, cultural, entertainment, and residential uses. It is designed to ensure that development, redevelopment, and renovation within the district are consistent with the historical character of Plano’s original business district and the surrounding area. The standards of this district apply to specific characteristics of Plano’s downtown area and are not appropriate for other locations and districts.

**.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 BG district unless otherwise expressly stated:

Description	Commercial and Multifamily Requirement	Single-Family Attached Requirement
Minimum Lot Area	None	700 square feet
Minimum Lot Width	None	20 feet
Minimum Lot Depth	None	35 feet
Front Yard Setbacks (except as noted in Sec. <a href="#">13.500.2</a> and Other Height/Setback Requirements below)	See Sec. <a href="#">10.800.5B</a>	See Sec. <a href="#">10.800.5B</a>
Side Yard Setbacks		
Interior Side Yard	None, except as provided in Sec. <a href="#">13.500.3</a>	None, except as provided in Sec. <a href="#">13.500.3</a>
Exterior Side Yard (Corner Lot)	Same as front (See Sec. <a href="#">10.800.5B</a> )	Same as front (See Sec. <a href="#">10.800.5B</a> )
Minimum Rear Yard	None except as provided in Sec. <a href="#">13.500.4</a> and Other Height/Setback Requirements below.	None
Maximum Height	4 story (except as noted in Other Height/Setback Requirements below).	3 story, 50 feet
	Four stories of multifamily are permitted on a horizontal structural concrete podium above a single level at grade of structured parking, and/or nonresidential uses and/or flex space units (below-grade parking is excluded). Flex space units are defined as a ground floor unit that may be occupied by a residential use, a nonresidential use, or both. Flex space units must have an individual exterior entrance and a minimum floor-to-ceiling separation of 9 feet. A flex-space unit must be constructed to accommodate nonresidential uses and may not be modified to prevent non-residential occupancy. (ZC 2011-30; Ordinance No. 2011-10-17)	

Description	Commercial and Multifamily Requirement	Single-Family Attached Requirement
	The maximum height for parking structures shall be 5 levels at or above grade. Parking structures shall be obscured from view of streets and/or public ways designated as Type E or above on the city's Thoroughfare Plan, plus 15th Street by buildings of equal or greater height and/or special architectural and/or landscaping treatments approved in conjunction with a preliminary site plan or site plan.	
Maximum Lot Coverage	None, except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above and Other Height/Setback Requirements below.	100% including accessory buildings
Maximum Floor Area Ratio	4:1 except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above and Other Height/Setback Requirements below.	None
Other Height/Setback Requirements	In addition to the front, side, and rear yard requirements noted above, the following minimum setbacks shall apply to all structures as measured from the district boundary line of the nearest single-family and two-family residential zoning districts:	None, except as noted below.
	50 feet for 1 or 2 story	
	200 feet for 3 or 4 story, except when separated by a Type E thoroughfare or larger as specified on the city's Thoroughfare Plan and/or a railroad or transit right-of-way. In such cases, the setback shall be 50 feet.	

**.4 Parking Requirements**

(Except as noted below, all parking requirements of [Article 16](#) shall apply)

**A. Multifamily Residence**

Parking for multifamily use shall be provided as follows, except as noted in Sec. [10.800.4D](#) and Sec. [10.800.4E](#):

- i. One Bedroom or Less: One parking space per unit
- ii. Two Bedrooms: One and one-half parking spaces per unit
- iii. Three Bedrooms or More: 2 parking spaces per unit

iv. The above requirements shall also apply to situations where only one or 2 units are included in a building provided that they are located on the second through fourth floors only.

**B. Single-Family Attached Residence**

Two parking spaces shall be provided for each dwelling unit as noted in Sec. [10.800.5H](#).

**C. Other Uses**

One parking space for every 300 square feet of floor area except as noted in Sec. [10.800.4D](#), Sec. [10.800.4E](#) and Sec. [10.800.4F](#)

**D. Credit for Public Parking**

With preliminary site plan or site plan approval, the Planning & Zoning Commission may grant credit for available public parking that is accessible to a proposed development or redevelopment project.

**E. Destruction of Conforming Structures**

Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. In the event of destruction of a conforming structure in the BG district, the structure may be rebuilt to its pre-destruction size with no requirements for additional parking. If the structure is rebuilt to exceed its pre-destruction size, it shall comply with Sec. [10.800.4A](#), Sec. [10.800.4B](#), Sec. [10.800.4C](#) and Sec. [10.800.4D](#).

**F. Additions to Existing Buildings**

Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. Additional parking shall be provided only for additions to an existing conforming building. Existing structures designated as Heritage Resource properties may be expanded up to a total additional area of 4,500 square feet without providing additional parking.

**G. Parking Space Size**

Up to 50% of required off-street parking may include compact car spaces at a minimum size of 7.5 feet by 16 feet, if the compact car parking is private and unavailable to the public. In addition, off-street parking facilities shall have minimum aisle width of 22 feet, unless angle parking is used. (See [16.300](#) through [16.500](#))

**H. Parking Placement**

Onsite surface parking shall generally not be placed in the required front yard and shall generally be separated from public streets by the building which it serves. Exceptions to this requirement include:

**i. Lots Containing Surface Parking Only**

Where a lot is used entirely for offsite parking for a use on another lot, the above placement requirements shall not apply.

**ii. Multiple-Fronted Lots**

Surface parking on corner lots or other lots with frontage on 2 or more public streets shall comply with above placement requirements along at least one street frontage.

**iii. Lots Facing Residential Districts**

Where a 3- or 4-story building is constructed with an extended front yard setback in accordance with the other height/setback requirements of Sec. [10.800.3](#), the above placement requirements shall not apply.

**iv. Additions to Existing Buildings**

Where onsite surface parking is constructed to serve existing buildings or additions to existing buildings, the above placement requirements shall not apply.

**I. Landscaping for Parking Areas**

- i. A minimum 5-foot landscape edge shall be provided between all parking lots and public streets. Within this landscape edge, 10 shrubs (5-gallon minimum) shall be planted per 500 square feet. The number of required shrubs shall be calculated solely on the area of the required landscape edge. See [Figure 10-1](#).

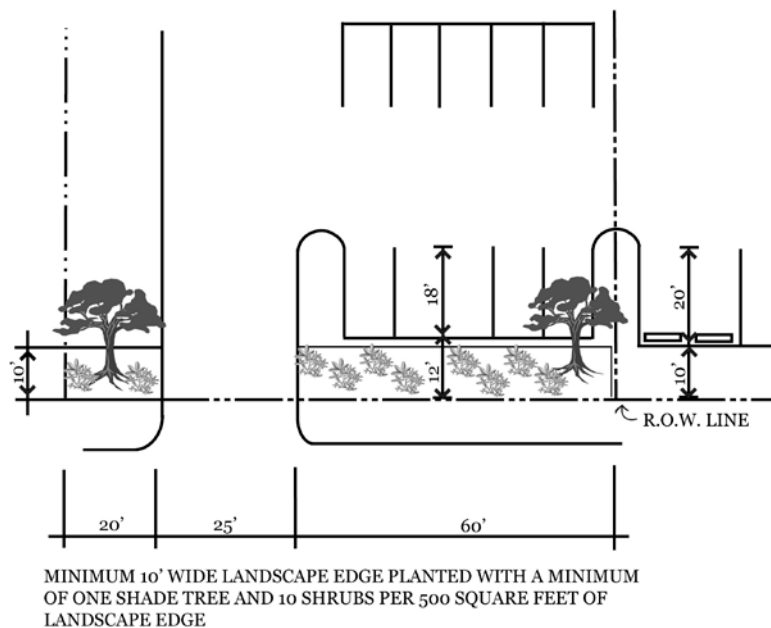


Figure 10-1: Landscape Edge

- ii. A berm may be placed within the landscape edge in lieu of the required shrubs unless needed for a headlight screen. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm shall not exceed a 3 to 1 grade. Retaining walls may be used to facilitate berming if they are not visible from the street.
- iii. The following provisions shall also apply to landscape edges around parking lots:
- a. If the parking lot is located 50 feet or more from the street right-of-way line, no shrubs or berms will be required.
  - b. The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted fixtures shall be planted with turf or other living groundcover.

- c. Where a row of parking spaces faces a public street, tree islands shall be provided at intervals of one per 15 spaces. The islands shall extend the full length of the parking space and shall be a minimum width of 10 feet. Trees planted in the islands shall be selected, installed and maintained in accordance with Secs. [17.400](#), [17.500](#) and [17.600](#).
- iv. No site developed prior to December 9, 2002, shall be required to conform to the landscaping requirements of this section unless the site is being redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.

**J. Landscaping/Screening for Parking Lots Adjacent to Residential Areas**

Where parking is within 50 feet of residentially-zoned property and is not screened from view by a wall, berm, or other screen specified in [Article 20](#), a continuous screen of shrubs (5-gallon minimum) must be placed adjacent to the parking. The required landscaping shall comply with the following regulations:

- i. The required shrubs shall create a minimum 3-foot tall screen within 2 years of planting.
- ii. Drought and freeze-resistant shrubs shall be used including, but not limited to, Photinia, Dwarf Burford Holly, Dwarf Chinese Holly, or Dwarf Yaupon Holly. Other plants may be used with staff approval.
- iii. All plant materials shall be selected, installed, and maintained in accordance with Secs. [17.400](#), [17.500](#) and [17.600](#).

**.5 Special District Requirements**

**A. Definitions of Streets within the District**

- i. Major streets shall be defined as 15th Street, 14th Street, K Avenue, and Municipal Avenue.
- ii. Minor streets shall be defined as all streets, other than the major streets, which are built with a standard curb, gutter, and sidewalks.
- iii. Mews streets shall be defined as a service drive for automotive and pedestrian traffic with a central circulation lane a width of 24 feet or less which functions as a public street. No curbs or sidewalks are required within mews street right-of-way.

- B. Front yard setbacks are measured from the outside of curb or outside of lane marking where there is no curb. Front yard setbacks are determined based on provided on-street parking and the type of street frontage as follows:

Setback	Designated on-street parking spaces are provided between the street and the building		No designated on-street parking spaces are provided between the street and the building	
	Minimum	Maximum	Minimum	Maximum
Mews Street	3	20	3	20
Minor Street	5	20	10	20
Major Street	10	20	15	20

- C. A nonconforming building may be reconstructed to its original setback if it does not exceed the maximum permitted setback.
- D. A minimum of two-thirds of the front facade of the building shall fall within the minimum and maximum setback unless restricted by easements. Where easements are present, at least two-thirds of the front facade of the building shall be built to the easement line. *(ZC 2011-30; Ordinance No. 2011-10-17)*
- E. **First Floor Use**  
No building, excluding parking structures, in the area bounded by 14th Street on the south, the DART right-of-way on the west, 16th Street on the north, and Municipal/L Avenue on the east, shall have more than 60% of its total linear frontage on major streets devoted to residential use. *(ZC 2011-30; Ordinance No. 2011-10-17; ZC 2008-51; Ordinance No. 2008-5-33)*
- F. **Extensions into Rights-of-Way or Access Easements**
- i. Outdoor seating areas may extend into rights-of-way or access easements of streets or public ways, if a minimum sidewalk clearance and/or distance to curb line of a street or public way of 5 feet is maintained.
  - ii. Canopies, balconies, stoops, bay windows, awnings, planting beds, and other building projections may extend into rights-of-way and/or easements of streets, public ways, and/or railroad or transit facilities if a minimum sidewalk clearance and/or distance to the curb line of 5 feet is maintained.
- G. **Special Regulations for Multifamily Residences**
- i. Minimum Floor Area per Dwelling Unit:

Unit Type	Minimum Floor Area
Efficiency	400 square feet
1 bedroom	475 square feet
2 bedroom	625 square feet
Each additional bedroom	150 square feet
  - ii. In buildings greater than 100 units, the following regulations apply:
    - a. A minimum of 20% of units must be 2 bedrooms or more; and
    - b. The average unit size will be a minimum of 700 square feet.
  - iii. Minimum Density: 40 dwelling units per acre. *(ZC 2014-36; Ordinance No. 2015-1-9)*
  - iv. No more than 300 dwelling units may be located within any block bounded by streets, public ways, and/or railroad or transit rights-of-way. *(ZC 2011-30; Ordinance No. 2011-10-17; ZC 2008-51; Ordinance No. 2008-5-33)*
  - v. Usable open space requirements as specified in Sec. [13.800](#) shall not apply.
  - vi. The above requirements shall also apply to situations where only one or 2 units are included in a building.

**H. Special Regulations for Single-Family Attached Residences (townhouses)**

- i. Each dwelling unit shall be on an individually-platted lot. No more than 50% of the lots within a development may abut a mews street as the only point of street frontage and access.
- ii. Maximum Density: 40 dwelling units per acre
- iii. Minimum Floor Area per Dwelling Unit: 800 square feet
- iv. Street trees are required at the rate of one tree per 40 linear feet of major and minor street frontage. Trees shall be placed in planting beds or tree grates within 5 feet of the back of the street curb.
- v. Sidewalks with a minimum unobstructed width of 5 feet shall be placed along major and minor street frontage. Sidewalks are in addition to and placed adjacent to street tree areas as described in the immediately preceding paragraph.
- vi. Stoops and landscape areas adjacent to the building may extend a maximum distance of 5 feet into the area between the front facade of the building and the back of the street curb.
- vii. Maximum Building Length: 200 feet
- viii. Buildings must be separated by a minimum distance of 10 feet.
- ix. No usable open space areas are required.
- x. Each dwelling unit shall have a garage with a minimum of 2 parking spaces. Garage entrances shall be allowed only from a mews street or alley. The distance from the garage to the travel lane of the alley or mews street shall be 5 or less feet in length or shall be 20 feet or greater in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
- xi. Fencing is allowed in the front yard setback up to 8 feet in height. Fencing is restricted to wrought iron, tubular steel, tubular aluminum, or masonry. Fencing must be 50% open in construction for each unit. Each unit with a fence in the front yard must have an operable gate that opens to the street.

**.6 Sign Regulations**

*(ZC 2014-12; Ordinance No. 2014-7-12)*

**A. Purpose**

The purpose of this section is to regulate the construction of new signs and alterations made to existing signs to ensure consistency with the historic, urban, pedestrian-oriented nature of this district, and the dense, compact development absent in other areas of the city. The objective of this section is to ensure (1) that new signage is appropriate to the architectural design of the building and the district and (2) that signs do not visually obscure significant architectural features of a building or the district in general.

**B. General Provisions**

**i. Issuance of Sign Permit and Certificate of Appropriateness**

Signs shall conform to the criteria in this section and to appropriate city codes, including obtaining a Certificate of Appropriateness if located in a Heritage Resource Overlay District, prior to issuance of a sign permit. (*ZC 2016-025; Ordinance No. 2016-8-6*)

**ii. Compatibility with Building Architecture**

Signs should generally be designed to be compatible with the architectural composition of the building and the district and not obscure any architectural accent, pattern, or object on the original structure.

**iii. Sign Materials**

Sign finish materials shall be one of the following:

- a. Metal, painted or enameled.
- b. Cold cathode tube (neon).
- c. Carved relief in stone or cast stone.
- d. Wood or carved wood which is painted or sealed.
- e. The use of plastic on the exterior of a sign is prohibited, except on a marquee and institution signs.

**iv. Lighting of Signs**

- a. All electrical shall comply with the currently adopted version of the National Electrical Code.
- b. Buildings and signs may be illuminated by remote light sources provided that these light sources are shielded to protect adjacent properties.
- c. No illuminated sign may contain flashing or moving elements or change its brightness. (Exception: historic signs.)
- d. No sign, except a marquee and institution signs, may be illuminated by fluorescent or back lighting. Institution signs with a reader board/electronic message center shall be illuminated in accordance with Sec. [22.300.6](#) (Exception: historic signs.)

**v. Historic Signs**

Historic signs shall not be calculated in the number or area of allowed signs for the purposes of this ordinance. They shall not be considered nonconforming unless deemed noncontributing through the Certificate of Appropriateness process.

**vi. Pedestrian Clearance**

A minimum clearance of seven feet shall be maintained below signs that are located over a walkway area measured from the walkway surface to the lowest part of the sign. (Exception: projecting signs that extend no more than 20 inches from a wall.)



**vii. Community Special Events**

City Council or the City Manager may authorize signs to advertise patriotic, special events, or special projects of general public interest.

**viii. Encroachment onto Public Right-of-Way**

Any sign that is located upon or overhangs a public right-of-way shall be governed by a franchise agreement with the City of Plano.

**ix. Special Event Signage**

Special event signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano.

**C. Signs Exempt**

Signs with a sign area under four square feet and used in the operation of a business, such as hours of operation, credit cards accepted, and parking information shall not require a sign permit.

**D. Signs Allowed/Prohibited**

**i. Allowed Signs**

The following signs shall be allowed:

- a. All signs specifically permitted in this section.
- b. Development or construction signs.
- c. Real estate signs.

**ii. Prohibited Signs**

The following signs are prohibited:

- a. Any sign not specifically permitted by this section is prohibited.
- b. Any sign that flashes, blinks, revolves, or is put into motion by the atmosphere will not be permitted unless otherwise allowed in this section.
- c. Portable signs, except for a-frame or sandwich board signs, will not be permitted.

**E. Permitted Signs**

- i. A-frame/Sandwich Board Sign
- ii. Armature Sign
- iii. Awning Sign
- iv. Banner Sign
- v. Directory Sign
- vi. Hanging Sign
- vii. Institution Sign
- viii. Marquee Sign
- ix. Municipally-owned Sign
- x. Mural Sign
- xi. Onsite Directional Sign

- xii. Projecting Sign
- xiii. Wall Sign - Attached
- xiv. Window Sign

**F. Sign Standards**

**i. General**

- a. Each business with direct first floor access is permitted one hanging, awning, or wall sign and one armature sign per street frontage.
- b. Each building is permitted one building identification sign.

**ii. A-frame/Sandwich Board Signs**

**a. General**

No more than one a-frame or sandwich board sign per business shall be allowed, and a minimum of four feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.

**b. Sign Area and Size**

No a-frame or sandwich board sign shall exceed eight square feet per face or four feet in height. The entire sign structure shall be calculated as the total of sign area.

**iii. Armature Signs**

**a. Sign Area**

The sign area of any one face shall not exceed 16 square feet in area. The sign area of an armature sign shall not comprise more than 70% of the entire sign structure.

**b. Sign Size**

The maximum height of an armature sign structure shall be six feet. The maximum width shall be four feet.

**c. Location**

An armature sign may be placed adjacent to the public right-of-way provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside curb line.

**iv. Awning Signs**

**a. Sign Location**

The awning sign shall be located within the center 75% of the frontage of the awning, the tenancy, or the building face, whichever is least. Awning signs must maintain a minimum border of one inch between the letters or logo and the edge or a change of plane.

**b. Sign Size**

The maximum size of letters shall be eight inches. A logo may extend up to 12 inches tall provided the appropriate border is maintained.

**v. Banner Signs**

**a. General**

Each business shall be allowed two banner permits per calendar year, and each permit shall be good for a maximum of 30 days. A minimum of 30 days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured.

**b. Location and Content**

No more than one banner sign shall be permitted across the facade of a building or business or in any other location on a single property. The city, or an agent of the city, may mount banners on street light standards and/or across the street for special events, subject to installation policy and the following regulations:

- i. A banner must display artwork or a message that pertains to the district, a holiday, a welcome, or a special event.
- ii. Up to ten percent of the effective area of a banner may contain the words or logos that identify a sponsor of a cultural event or activity.
- iii. No more than two banner signs shall be permitted across any one street between two intersecting streets.

**vi. Building Identification Signs**

Building identification signs shall be considered as projecting signs or wall signs, attached or painted, for purposes of this section, except when historic.

**vii. Directory Signs**

**a. General**

On multi-tenant buildings where there are two or more tenants without direct outside access to a public street, a directory sign may be allowed. One directory sign per street, alley, or mews face is permitted. (*ZC 2016-025; Ordinance No. 2016-8-6*)

**b. Type**

A directory sign may take the form of an armature sign, projecting sign on ground floor of a building, or wall sign on ground floor of a building and must follow the regulations for each.

**c. Sign Area**

A directory sign may contain four square feet, with an additional one-and-a-half square feet, for each tenant having a separate lease space, up to a maximum area of ten square feet.

**viii. Hanging Signs**

**a. Location**

Hanging signs must maintain a minimum clearance of seven feet above the sidewalk and one foot from the curb.

**b. Sign Area**

No hanging sign area shall exceed six square feet in area per face.

**ix. Marquee Signs**

**a. General**

Marquee signs shall be permitted only on a theater or performance hall. Only one marquee sign shall be allowed for each building containing a theater or performance hall.

**b. Lighting**

A marquee sign may have backlighting, exposed incandescent bulbs, or neon lighting.

**c. Sign Area**

The sign area of a marquee sign on a facility with a seating capacity of 750 or less may not exceed 100 square feet in area, including all sign faces. The sign area of a marquee sign on a facility with a seating capacity of more than 750 may not exceed 200 square feet.

**d. Sign Size**

Marquee signs must not exceed six feet in height and must maintain a minimum clearance of eight feet above the sidewalk.

**x. Municipally-owned Signs**

Municipally-owned signs shall be regulated by Sec. [22.300](#).

**xi. Mural Signs**

Mural signs shall be regulated by Sec. [22.300](#). (ZC 2016-025; Ordinance No. 2016-8-6)

**xii. Onsite Directional Signs**

Onsite directional signs shall not exceed eight square feet or 30 inches in height and shall not contain advertising.

**xiii. Projecting Signs**

**a. General**

Projecting signs greater than 20 inches in width must maintain a minimum clearance of seven feet above the ground or sidewalk and two feet from the curb. A projecting sign must not extend above the wall to which it is attached.

**b. Sign Area and Structure Size**

A projecting sign located within seven feet of the ground or sidewalk shall not exceed five square feet in area per face. The area per face of a projecting sign located over seven feet above the ground or sidewalk shall be calculated based on the total height of the wall to which the sign is attached at one square foot per one foot of wall height. The maximum height of the total sign structure shall not exceed one-third of the total height of the wall to which it is attached and shall not project more than six feet.

**xiv. Wall Signs - Attached**

**a. General**

An attached wall sign must be mounted parallel to the wall surface and may not extend above the wall to which it is attached. Attached wall signs may not project more than six inches from the wall surface.

**b. Sign Area and Structure Size**

The maximum permitted sign area for a single business or single store-front shall be one square foot per linear foot of business frontage along a public street, alley, or mews. The width of the sign structure shall not exceed half the width of the business's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached. *(ZC 2016-025; Ordinance No. 2016-8-6)*

**c. Wall Signs Used for Building Identification Purposes**

The sign area for an attached wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign structure shall not exceed half the width of the building's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached.

**xv. Wall Signs - Painted**

**a. Sign Area**

The maximum permitted sign area for a single business or single store-front shall be one square foot per linear foot of business frontage along a public street, alley, or mews. The width of the sign shall not exceed half the width of the business's linear frontage. The maximum height of the sign shall not exceed one-third of the total height of the wall to which it is attached. *(ZC 2016-025; Ordinance No. 2016-8-6)*

**b. Wall Signs Used for Building Identification Purposes**

The sign area for a painted wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign shall not exceed half the width of the building's linear frontage. The maximum height of the sign shall not exceed one-third of the total height of the wall to which it is attached.

**xvi. Window Signs**

**a. General**

Window signs shall only be permitted on the ground floor of a building.

**b. Sign Area**

- i. No window sign or signs shall cover more than 25% of any individual window.
- ii. Window signs that exceed 15% of an individual window shall obtain a permit, unless the sign is a noncommercial temporary sign. All

window signs located in a Heritage Resource Overlay District, except for Incidental Signs, require a Certificate of Appropriateness. (ZC 2016-025; Ordinance No. 2016-8-6)

- iii. Window sign area shall not exceed 40 square feet on any facade.
- c. Signs may be applied to, attached to, or located within 12 inches of a window on the interior of the establishment.

**xvii. Institution Signs**

Institution signs shall not exceed 32 square feet with a maximum height of six feet, and shall be monument-type signs. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and 30 feet from any adjoining property line. Institution signs are limited to one per street front along major streets only as defined by Sec. [10.800.5A.i](#)

**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.

## BG - Downtown Business/Government 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
Assembly Hall	P
Assisted Living Facility	P, 52
College/University	P, 5
Community Center	P
Continuing Care Facility	P, 52
Fire Station/Public Safety Building	P
Household Care Institution	S, 52
Independent Living Facility	P, 52
Long-term Care Facility	P, 52
Open Storage	7
Park/Playground	P, 52

**P** = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **7** = Permitted as a primary use. See Article 19; **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; **52** = See Sec. 15.900.

Educational, Institutional, Public, and Special Uses	
Post Office (Government and Private)	P
Religious Facility	P, 5
School (Private)	P, 5, 52
School (Public or Parochial)	P, 5
Trade Schools	P

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Medical Office	P
Office (Professional/General Administrative)	P
Research and Development Center	23

Primary Residential Uses	
Boarding/Rooming House	P
Multifamily Residence	1, 2, 52
Single-Family Residence Attached	P
Studio Residence	P

Retail Uses	
Convenience Store	R, 33, 40
Farmers Market	P
Furniture, Home Furnishings, and Equipment Store	P
Grocery/Food Store	P
Hardware Store	P
Retail Store	P

**P** = Permitted Use; **S** = Specific Use Permit Required; **R** = Refer to Residential Adjacency Standards; **1** = See Sec. 15.800; **2** = See the BG district regulations in Section 10.800; **5** = See Sec. 13.300.2; **23** = Scientific, research, and medical laboratories will be allowed in the R, BG, and O-1 districts as an accessory use to medical offices; **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; **40** = Fuel dispensing facilities are not allowed in the BG district; **52** = See Sec. 15.900.



Service Uses	
Arcade	S, 12
Artisan's Workshop	P
Artist, Musicians, Photographer, Radio, and/or TV Studio	P
Bank, Savings and Loan, or Credit Union	P
Bed and Breakfast Inn	P
Business Service	P
Cabinet/Upholstery Shop	P
Commercial Amusement (Indoor)	P
Commercial Pet Sitting/Kennel (Indoor Pens)	P
Dance, Gymnastics, and/or Martial Arts Studio	P
Day Care Center	P, 13, 52
Day Care Center (Accessory)	P, 52
Day Care Center (Adult)	P, 52
Flex Space (Live-Work)	49
Food Truck Park	S, R
Health/Fitness Center	P
Licensed Massage Therapy	P
Motel/Hotel	P
Personal Service Shop	P
Print Shop (Major)	S
Print Shop (Minor)	P
Private Club	P
Restaurant/Cafeteria	P
Tattooing and Permanent Cosmetics	37
Theater (Neighborhood)	P
Veterinary Clinic	P
Winery	S

**P** = Permitted Use; **S** = Specific use permit required; **R** = Refer to Residential Adjacency Standards; **12** = See Sec. 15.100; **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; **49** = Allowed where designated on an approved site plan; **52** = See Sec. 15.900.

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
Transit Center/Station	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S

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