

**9.900 PH, Patio Home District**

(ZC 2017-009 & 96-58; Ord. No. 2017-6-5 & 96-10-29)

**.1 Purpose**

The PH district is intended to provide for areas of detached, single-family development in a clustered lot pattern with a common usable open space system that is an integral part of the development.

**.2 Permitted Uses**

See the residential districts use table in Sec. [14.100](#) for a complete listing.

**.3 Area, Yard, and Bulk Requirements**

(ZC 2017-009 & 2006-02; Ord. No. 2017-6-5 & 2006-4-24)

The following area, yard, and bulk requirements apply to all development in the PH district unless otherwise expressly stated:

Description	Standard Requirements	Stormwater Incentive Option 1 Requirements	Stormwater Incentive Option 2 Requirements
Minimum Lot Area	4,000 square feet	3,800 square feet	3,600 square feet
Minimum Lot Width			
Interior Lot	40 feet	40 feet	40 feet
Corner Lot	45 feet	45 feet	45 feet
Minimum Lot Depth	90 feet	90 feet	85 feet
Minimum Front Yard	20 feet, except as provided in Sec. <a href="#">9.900.4</a> and in Sec. <a href="#">13.500.2</a>	15 feet, except as provided in Sec. <a href="#">13.500.2</a>	10 feet, except as provided in Sec. <a href="#">13.500.2</a>
Minimum Side Yard			
Interior Lot	5 feet, except as noted in Sec. <a href="#">9.900.4</a> and Sec. <a href="#">13.500.3</a>	5 feet, except as noted in Sec. <a href="#">9.900.4</a> and Sec. <a href="#">13.500.3</a>	5 feet, except as noted in Sec. <a href="#">9.900.4</a> and Sec. <a href="#">13.500.3</a>
Corner Lot	15 feet on street side	15 feet on street side	15 feet on street side
Maximum Side Yard	N/A	N/A	N/A
Minimum Rear Yard	10 feet, except as provided in Sec. <a href="#">9.900.4</a> and Sec. <a href="#">13.500.4</a>	10 feet, except as provided in Sec. <a href="#">9.900.4</a> and Sec. <a href="#">13.500.4</a>	10 feet, except as provided in Sec. <a href="#">9.900.4</a> and Sec. <a href="#">13.500.4</a>
Minimum Floor Area per Dwelling Unit	800 square feet	800 square feet	800 square feet
Maximum Height	2 story, 35 feet, except as in Sec. <a href="#">13.600</a>	2 story, 35 feet, except as in Sec. <a href="#">13.600</a>	2 story, 35 feet, except as in Sec. <a href="#">13.600</a>
Maximum Coverage	60% total for principal and accessory buildings (See Sec. <a href="#">13.500.4A</a> )	60% total for principal and accessory buildings (See Sec. <a href="#">13.500.4A</a> )	60% total for principal and accessory buildings (See Sec. <a href="#">13.500.4A</a> )
Minimum Usable Open Space	10% in accordance with Sec. <a href="#">9.900.7</a>	10% in accordance with Sec. <a href="#">9.900.7</a>	10% in accordance with Sec. <a href="#">9.900.7</a>
Minimum Usable Open Space designated as Stormwater Quality Area (ZC 2017-026; Ord. No. 2017-11-3)	N/A	5% in accordance with Sec. <a href="#">9.900.4</a>	10% in accordance with Sec. <a href="#">9.900.4</a>

**.4 Miscellaneous Area, Yard, and Bulk Requirements**

*(ZC 2017-026; Ord. No. 2017-11-3 & ZC 2017-009; Ord. No. 2017-6-5 & ZC 2006-02; Ord. No. 2006-4-24)*

PH subdivisions shall be developed in conformance with Standard Requirements, Stormwater Incentive Option 1 Requirements, or Stormwater Incentive Option 2 Requirements.

- A.** All PH subdivisions shall comply with the following standards:
- i.** A minimum separation of 10 feet shall be provided between patio homes.
  - ii.** Houses may develop as zero lot line homes. If developed with a zero lot line, one side yard setback shall be zero feet and the opposite side yard setback shall be a minimum of 10 feet.
  - iii.** A house on a lot where the zero side abuts an alley may be pulled back from the alley so long as a minimum separation of 10 feet is provided between houses.
  - iv.** If houses are developed as zero lot line homes, a minimum 6-foot wide maintenance easement shall be placed on the adjacent lot to enable the property owner to maintain his house on the zero side yard setback side.
  - v.** Side yards and maintenance easements shall be placed on the subdivision plat.
  - vi.** Patio homes with roof overhangs are allowed when lots have been platted with a 6-foot wide nonencroachment easement and the final plat for the subdivision was approved prior to October 28, 1996.
  - vii.** Each patio home shall have a 2-car garage. The garage space shall not be eliminated by enclosing the garage with a stationary wall.
- B.** If developed in accordance with Standard Requirements, a PH subdivision may amend setbacks as follows:
- i.** The front yard setback may be reduced to 10 feet or 15 feet provided that:
    - a.** The driveway and garage are accessed from an alley; and
    - b.** The open yard area of either the rear or non-zero side yard is increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback.
  - ii.** The front yard setback may be reduced to 15 feet for lots without an alley provided that:
    - a.** The garage sets back 20 feet from the front property line; and
    - b.** The open yard area of either the rear or non-zero side yard is increased by an amount equal to or greater than that of the increased buildable area created by the reduction in the front yard setback.
  - iii.** The maximum front yard setback is 25 feet and a minimum lot depth of 65 feet, as measured from the front building line to the rear lot line, is maintained.
- C.** Per Section 5.6 of the Subdivision Ordinance and the Stormwater Quality Requirements, if Stormwater Quality Requirements and Permanent BMPs are applicable, an

PH subdivision must be developed in accordance with Stormwater Incentive Option 1 or 2 Requirements if:

- i. The minimum gross area of the subdivision is 10 acres; and
- ii. The subdivision provides a stormwater quality area per Section [9.900.3](#) above, and the provided stormwater quality areas are shown on a site-specific stormwater quality management plan per Section 5.6 of the Subdivision Ordinance or in the city's Stormwater Quality Requirements; and
- iii. A PH subdivision developed under either of these requirements shall have front or rear entry garages. Correspondingly, garages shall be set back a minimum of 20 feet from the front or rear property lines.

**.5 Parking Requirements**

Two off-street spaces per dwelling unit plus one-half space per dwelling unit for visitor parking within 600 feet of each dwelling unit are required. The visitor parking requirements may be eliminated or reduced at the time of site plan or subdivision plat approval with a finding that there is adequate on-street parking for visitors. (See [Article 16](#))

**.6 Maintenance Requirements for Common Areas**

A property owners association is required for continued maintenance of common land and facilities. The requirements for the property owners association are outlined in Article V of the Subdivision Ordinance.

**.7 Usable Open Space Requirements**

Except as provided below, any subdivision developed under the PH standards of this ordinance shall provide usable open space which equals or exceeds 10% of the gross platted area, excluding rights-of-way for major thoroughfares Type E or larger. Usable open space shall not be required for a PH development if it contains 50 or fewer lots and the property contiguous (abutting or separated only by a local or collector street) to the subdivision is either developed for use other than patio homes or is restricted by zoning to not permit PH development. Properties separated by rights-of-way, drainage, or utility easements in excess of 60 feet in width shall not be considered as contiguous. Usable open space shall comply with the supplementary regulations in Sec. [13.800](#). (ZC 06-02; Ord. No. 2006-4-24)

**.8 Walls**

A wall may be erected on the front property line provided such wall is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in [Article 20](#).

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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.

## PH - Patio Home Permitted Uses

Accessory and Incidental Uses	
Accessory Building or Use	P, 8
Caretaker's/Guard's Residence	S
Construction Yard (Temporary)	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

Service Uses	
Day Care Center	S
Day Care (In-home)	P, 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
Sewage Treatment Plant	S
Transportation and Utility Structures/Facility	P
Utility Distribution/Transmission Line	P
Water Treatment Plant	S